

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Kent Meridian / 61
Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 740

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$73,000	\$146,700	\$219,700	\$229,200	95.9%	6.63%
2004 Value	\$73,000	\$154,700	\$227,700	\$229,200	99.3%	6.60%
Change	+\$0	+\$8,000	+\$8,000		+3.4%	-0.03%
% Change	+0.0%	+5.5%	+3.6%		+3.5%	-0.45%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.03% and -.45% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$80,300	\$149,700	\$230,000
2004 Value	\$80,300	\$158,400	\$238,700
Percent Change	+0.0%	+5.8%	+3.8%

Number of one to three unit residences in the Population: 5995

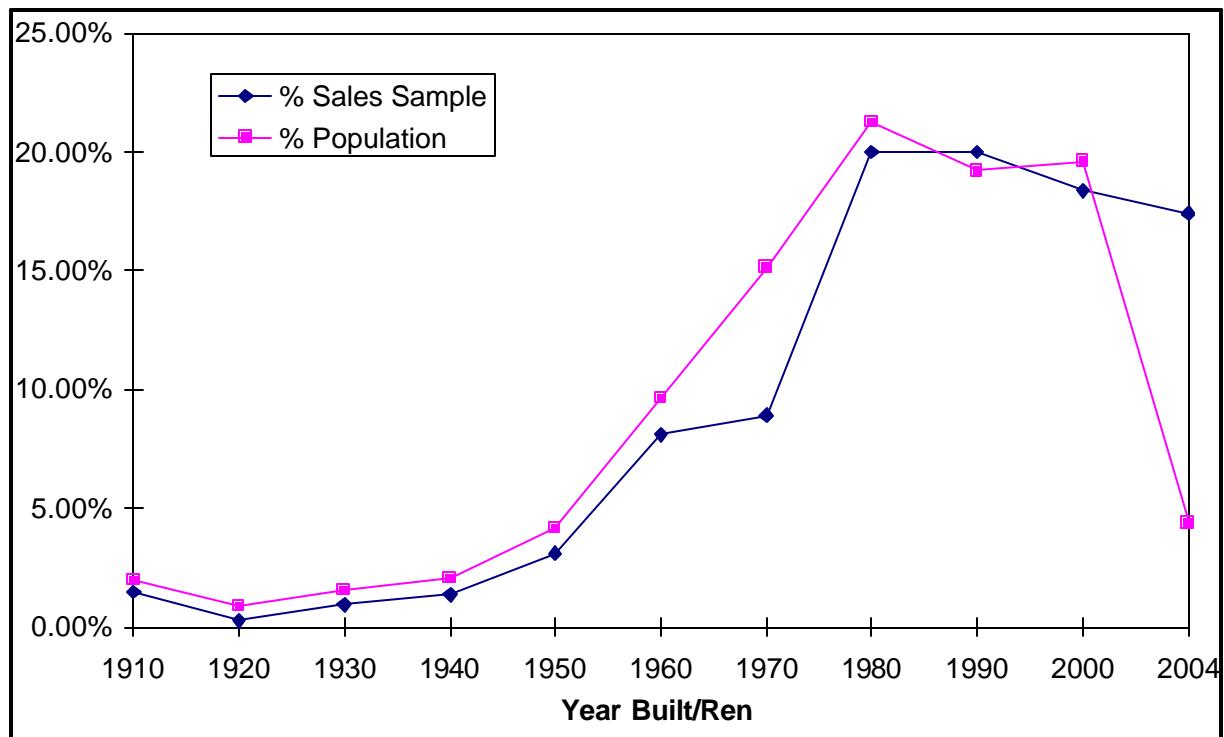
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The sales sample indicated that no adjustments were warranted for specific categories; therefore, a single adjustment of 4% is applied to all improved properties in this area with the exception of properties located in the plat of Hillside Manor (337580), which were already at an acceptable assessment level. These properties received no adjustment.

This adjustment improves equalization, assessment level and uniformity.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

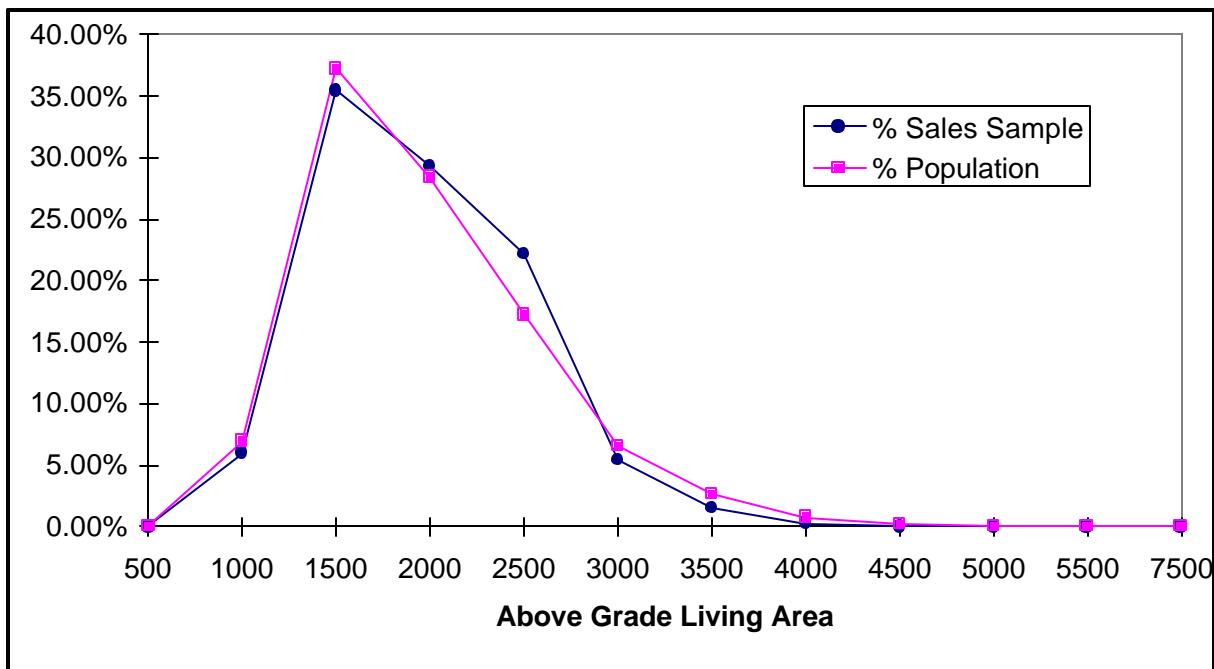
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	11	1.49%	1910	119	1.98%
1920	2	0.27%	1920	54	0.90%
1930	7	0.95%	1930	93	1.55%
1940	10	1.35%	1940	125	2.09%
1950	23	3.11%	1950	250	4.17%
1960	60	8.11%	1960	579	9.66%
1970	66	8.92%	1970	909	15.16%
1980	148	20.00%	1980	1276	21.28%
1990	148	20.00%	1990	1152	19.22%
2000	136	18.38%	2000	1175	19.60%
2004	129	17.43%	2004	263	4.39%
	740			5995	



Homes built in the 1960's are under-represented in this sample. Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

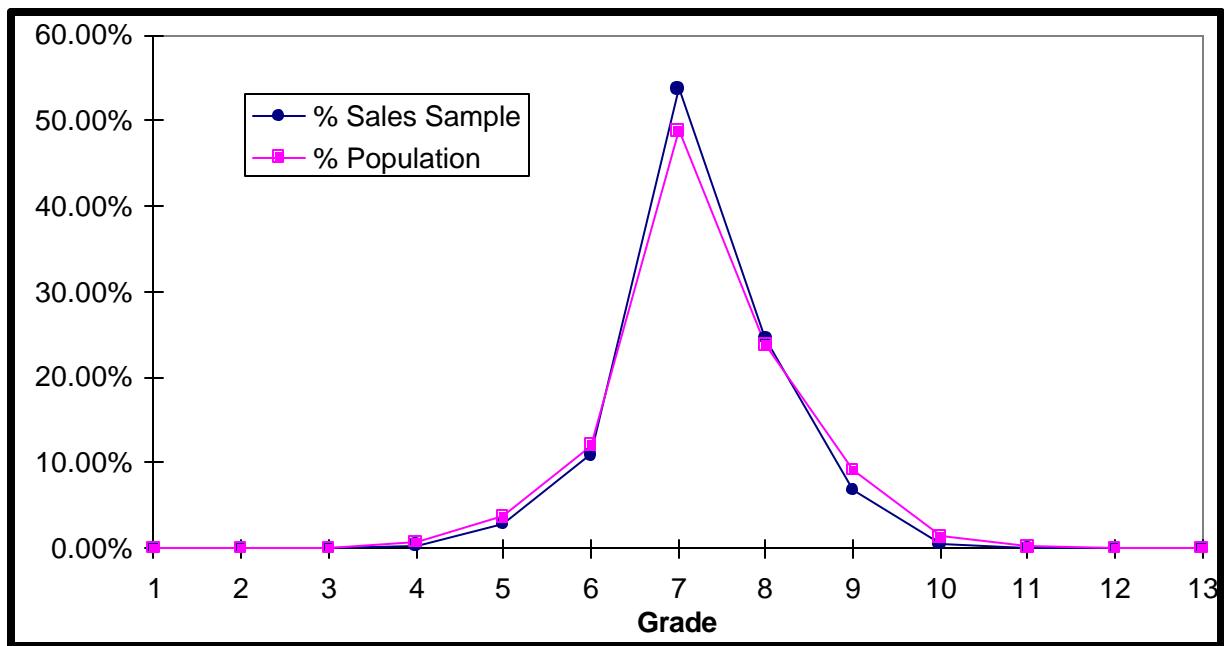
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.05%
1000	44	5.95%	1000	415	6.92%
1500	262	35.41%	1500	2230	37.20%
2000	217	29.32%	2000	1703	28.41%
2500	164	22.16%	2500	1031	17.20%
3000	40	5.41%	3000	394	6.57%
3500	11	1.49%	3500	159	2.65%
4000	2	0.27%	4000	45	0.75%
4500	0	0.00%	4500	11	0.18%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	1	0.02%
7500	0	0.00%	7500	2	0.03%
	740			5995	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

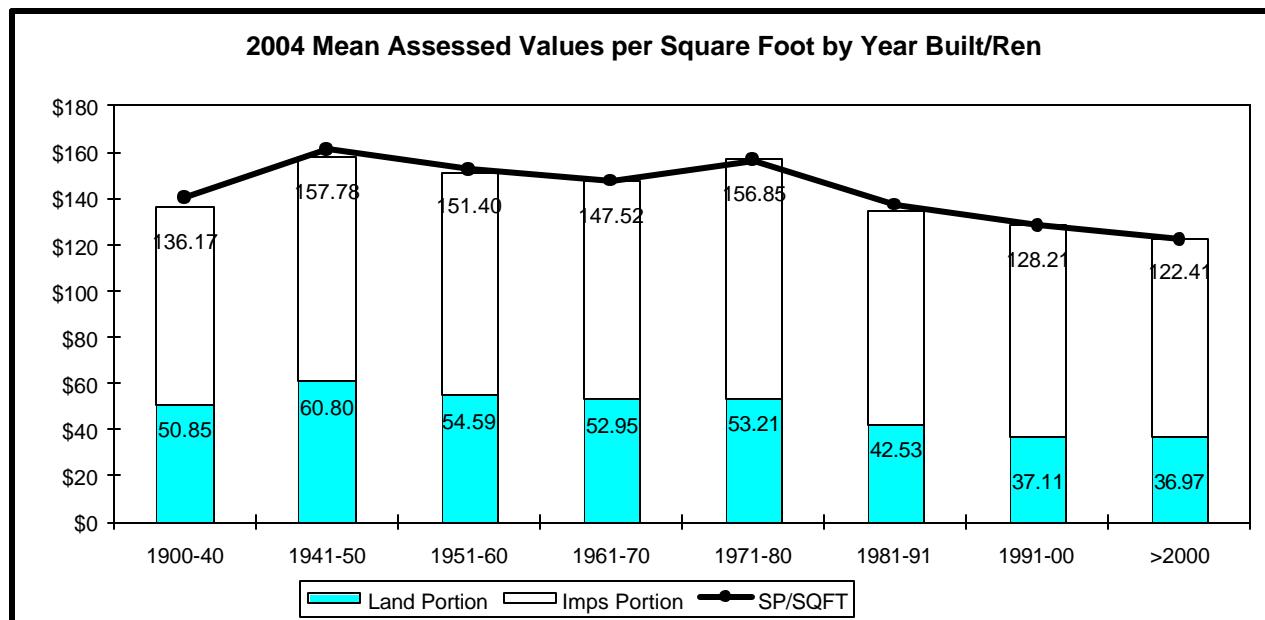
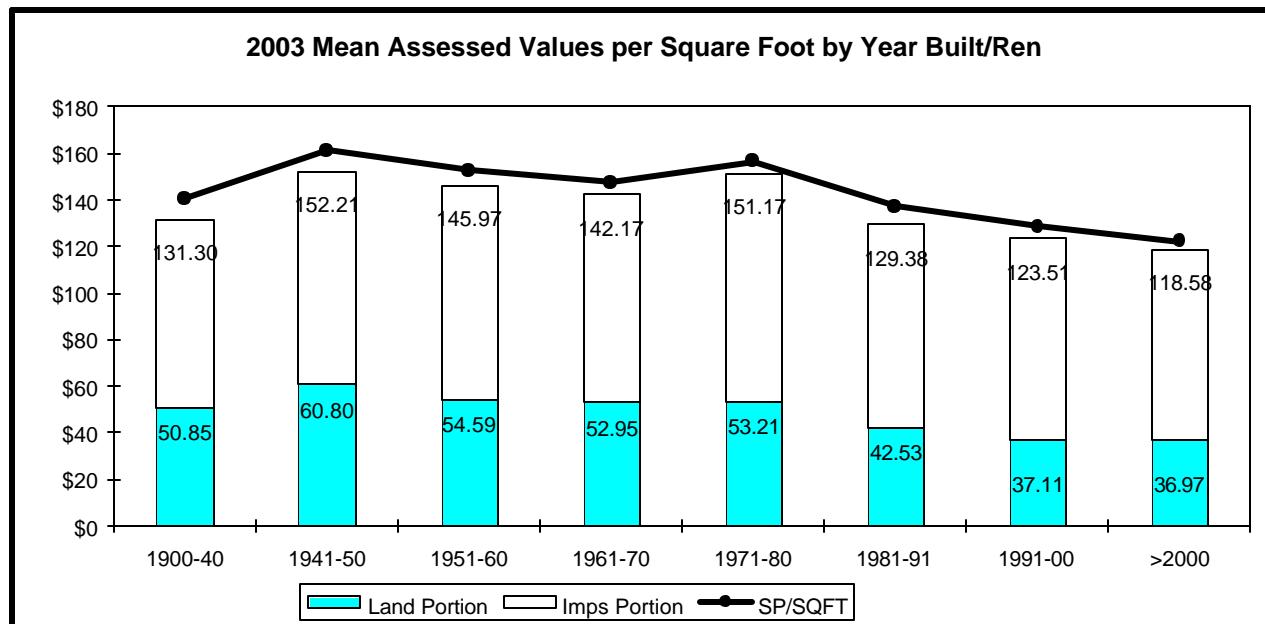
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	3	0.41%	4	43	0.72%
5	21	2.84%	5	221	3.69%
6	81	10.95%	6	723	12.06%
7	398	53.78%	7	2929	48.86%
8	182	24.59%	8	1430	23.85%
9	51	6.89%	9	551	9.19%
10	4	0.54%	10	82	1.37%
11	0	0.00%	11	13	0.22%
12	0	0.00%	12	2	0.03%
13	0	0.00%	13	0	0.00%
	740			5995	



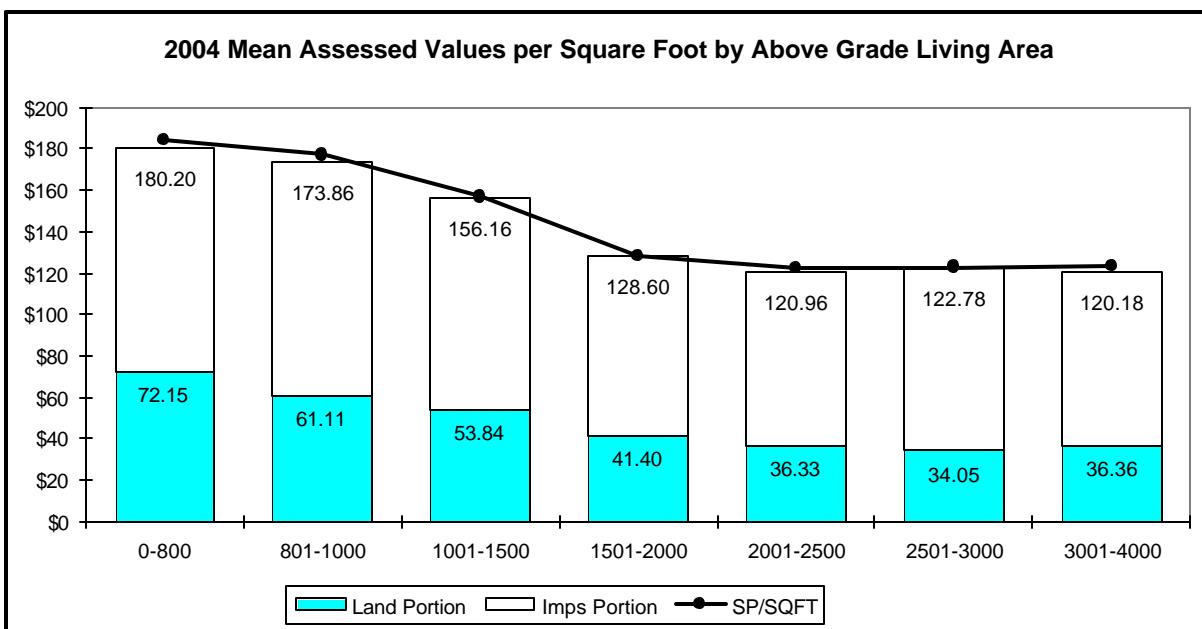
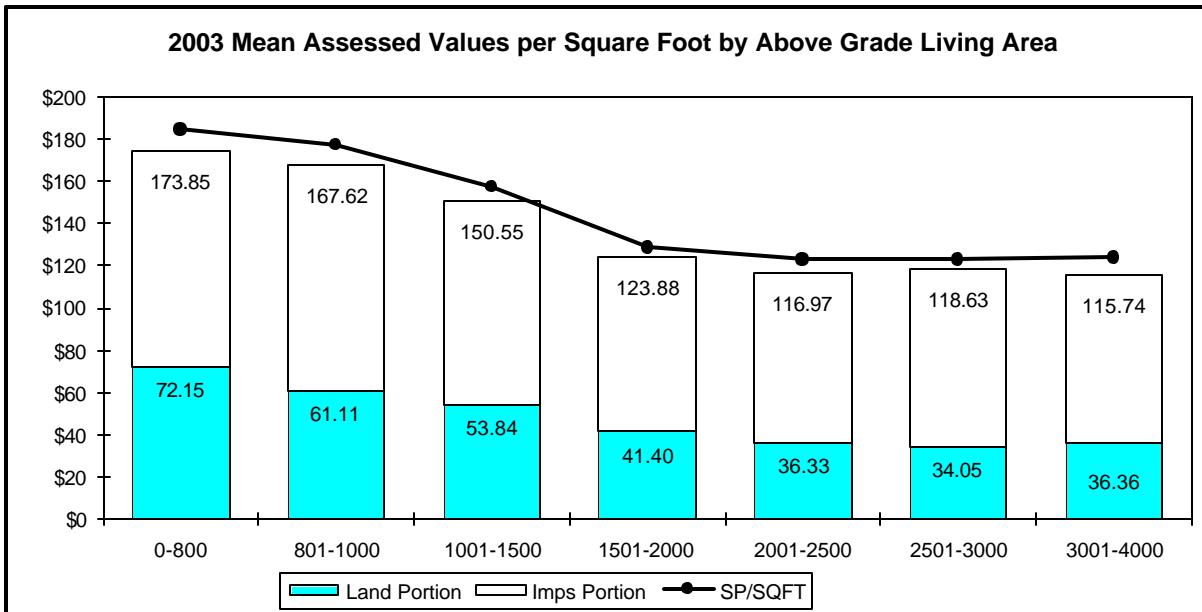
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



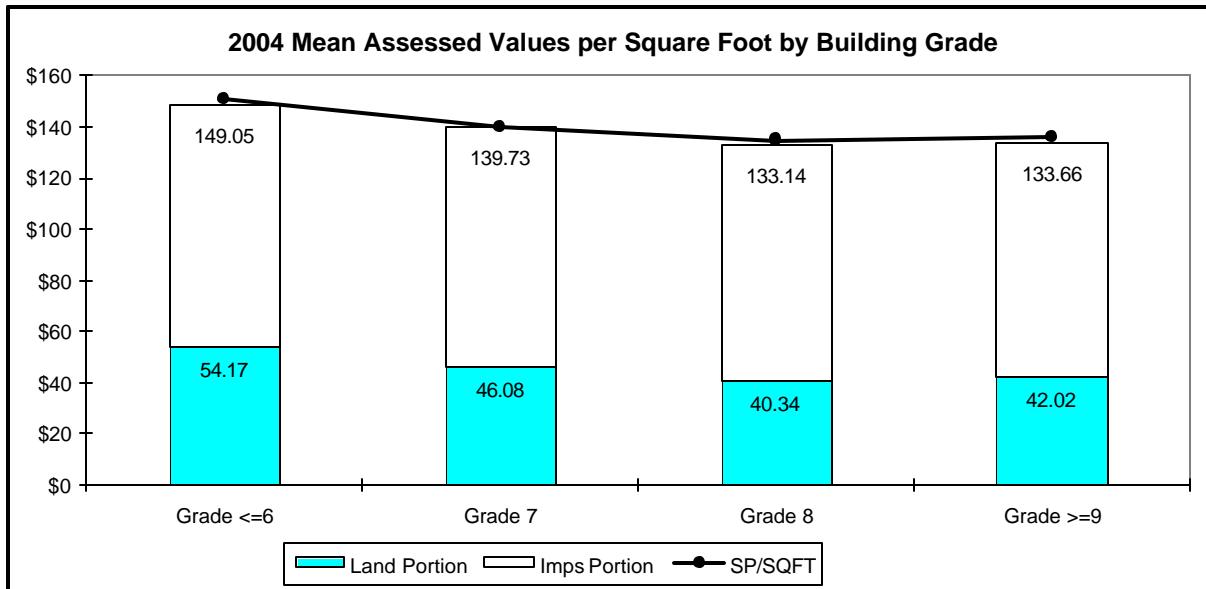
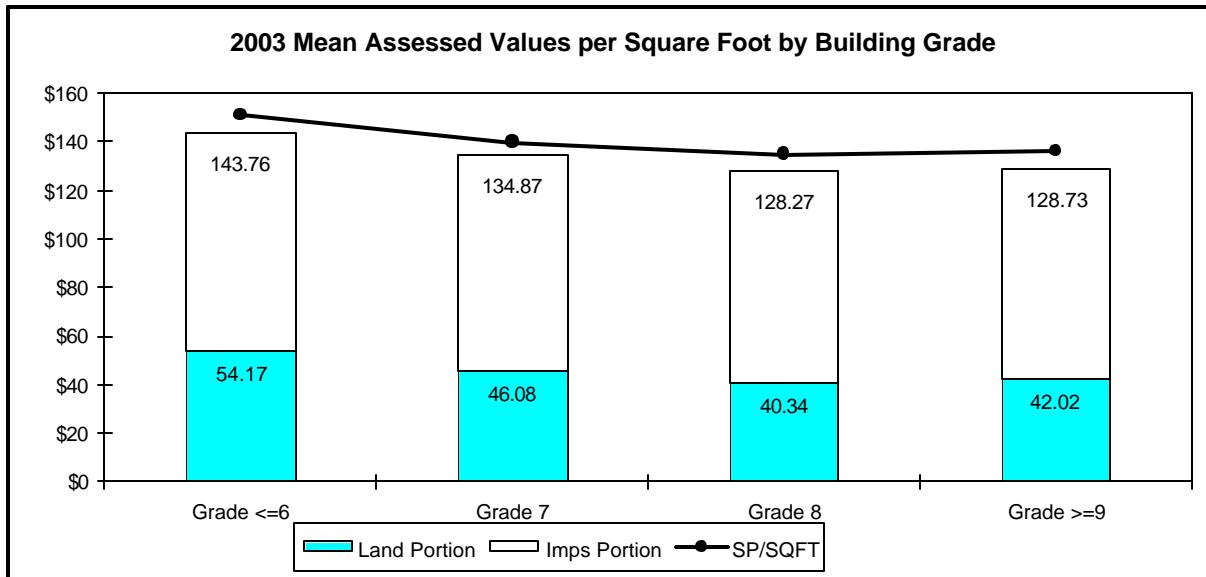
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were 32 usable land sales available. Area 61 was physically inspected for the 2003 assessment year, as a result no overall market adjustment was necessary.

2004 Land Value = 2003 Land Value x **1.00**, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **740** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The sales sample indicated that no adjustments were warranted for specific categories; therefore, a single adjustment of 4% is applied to all improved properties in this area with the exception of properties located in the plat of Hillside Manor (337580), which were already at an acceptable assessment level. These properties received no adjustment.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} * 1.04, \text{ If Major}=337580 \text{ then } 2003 \text{ Total Value} * 1.00$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.055)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.055, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 61 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.00%

Comments

The % adjustments shown are what would be applied to all parcels except for parcels located in the plat of Hillside Manor (337580). There are 24 parcels in this plat.

99% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 61 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .993

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=6	105	0.956	0.991	3.7%	0.978	1.004
7	398	0.967	1.001	3.5%	0.995	1.008
8	182	0.950	0.987	3.8%	0.978	0.995
>=9	55	0.942	0.978	3.8%	0.959	0.997
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1940	30	0.936	0.971	3.7%	0.936	1.006
1941-1950	23	0.947	0.982	3.7%	0.943	1.020
1951-1960	60	0.957	0.993	3.7%	0.979	1.006
1961-1970	66	0.960	0.997	3.8%	0.975	1.018
1971-1980	148	0.966	1.002	3.8%	0.993	1.012
1981-1990	148	0.942	0.977	3.8%	0.967	0.988
1991-2000	136	0.962	0.999	3.8%	0.989	1.009
>2000	129	0.968	0.999	3.2%	0.991	1.007
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair/Average	566	0.961	0.995	3.6%	0.990	1.001
Good/Very Good	174	0.951	0.987	3.8%	0.976	0.998
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	385	0.952	0.988	3.7%	0.981	0.995
1.5	25	0.943	0.979	3.8%	0.939	1.018
2	330	0.965	1.000	3.6%	0.994	1.005
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	10	0.948	0.983	3.7%	0.896	1.069
801-1000	34	0.947	0.982	3.7%	0.958	1.007
1001-1500	262	0.959	0.995	3.7%	0.987	1.003
1501-2000	217	0.965	1.002	3.8%	0.994	1.010
2001-2500	164	0.953	0.985	3.4%	0.977	0.994
2501-3000	40	0.966	1.000	3.5%	0.985	1.015
3001-4000	13	0.933	0.969	3.8%	0.908	1.029

Area 61 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .993

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

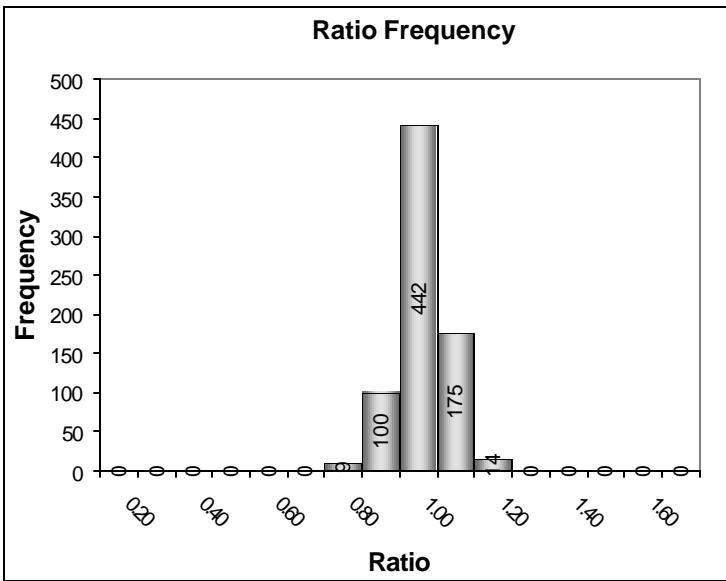
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	694	0.960	0.995	3.6%	0.990	0.999
Y	46	0.945	0.981	3.8%	0.959	1.002
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	735	0.959	0.994	3.7%	0.989	0.998
Y	5	0.936	0.973	3.9%	0.842	1.103
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	264	0.962	0.995	3.4%	0.987	1.002
6	476	0.957	0.993	3.8%	0.987	0.999
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	22	0.963	0.999	3.7%	0.971	1.027
3000-5000	36	0.970	1.008	3.8%	0.986	1.029
5001-8000	358	0.962	0.996	3.5%	0.990	1.002
8001-12000	204	0.962	0.998	3.8%	0.989	1.007
12001-16000	72	0.952	0.988	3.8%	0.972	1.004
>16000	48	0.926	0.961	3.8%	0.937	0.985
Hillside Manor 337580	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	718	0.957	0.993	3.8%	0.988	0.998
Y	22	1.002	1.002	0.0%	0.987	1.016

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: Southwest District 3/Team 3	Lien Date: 01/01/2003	Date of Report: 7/8/2004	Sales Dates: 1/2002 - 12/2003
Area Kent Meridian	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 740			
<i>Mean Assessed Value</i> 219,700			
<i>Mean Sales Price</i> 229,200			
<i>Standard Deviation AV</i> 55,681			
<i>Standard Deviation SP</i> 61,987			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.964			
<i>Median Ratio</i> 0.964			
<i>Weighted Mean Ratio</i> 0.959			
UNIFORMITY			
<i>Lowest ratio</i> 0.767			
<i>Highest ratio:</i> 1.170			
<i>Coefficient of Dispersion</i> 5.14%			
<i>Standard Deviation</i> 0.064			
<i>Coefficient of Variation</i> 6.63%			
<i>Price Related Differential (PRD)</i> 1.005			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.958			
Upper limit 0.969			
95% Confidence: Mean			
Lower limit 0.959			
Upper limit 0.968			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 5595			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.064			
Recommended minimum: 7			
<i>Actual sample size:</i> 740			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 369			
# ratios above mean: 371			
Z: 0.074			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



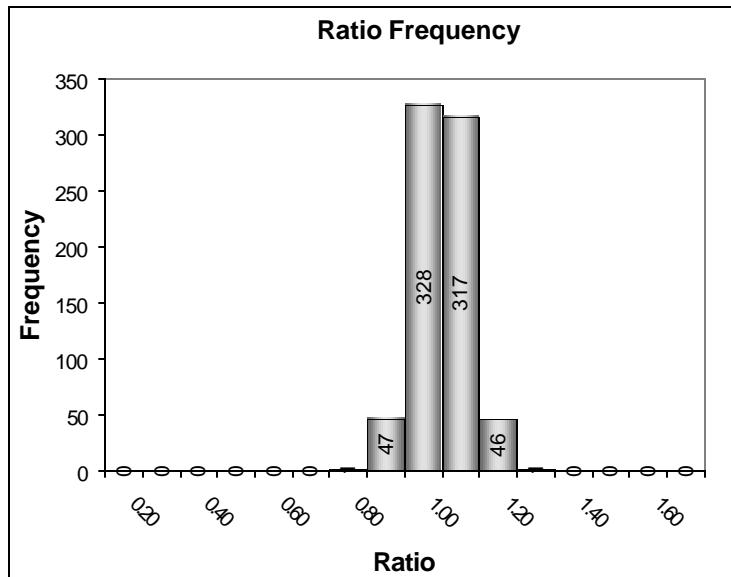
COMMENTS:

1 to 3 Unit Residences throughout area 61

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: Southwest District 3/Team 3	Lien Date: 01/01/2004	Date of Report: 7/8/2004	Sales Dates: 1/2002 - 12/2003
Area Kent Meridian	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 740			
Mean Assessed Value	227,700		
Mean Sales Price	229,200		
Standard Deviation AV	57,755		
Standard Deviation SP	61,987		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.000		
Weighted Mean Ratio	0.993		
UNIFORMITY			
Lowest ratio	0.795		
Highest ratio:	1.214		
Coefficient of Dispersion	5.08%		
Standard Deviation	0.066		
Coefficient of Variation	6.60%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.005		
95% Confidence: Mean			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	5595		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.066		
Recommended minimum:	7		
Actual sample size:	740		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	363		
# ratios above mean:	377		
Z:	0.515		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 61

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	755740	0040	11/17/03	\$155,000	620	0	4	1933	5	7930	N	N	750 4TH AV N
005	614660	0455	12/20/02	\$100,000	680	0	4	1943	4	3200	N	N	760 3RD AV N
005	614660	0230	9/15/02	\$95,000	720	0	4	1942	3	5040	N	N	219 W JAMES ST
005	614660	0536	9/18/02	\$136,340	720	0	5	1942	3	5080	N	N	317 W CLOUDY ST
005	919710	0273	7/22/02	\$138,500	740	0	5	1938	5	9794	N	N	712 3RD AV S
005	614660	0265	8/25/03	\$115,000	740	0	5	1953	3	5080	N	N	728 2ND AV N
005	161200	0215	10/16/03	\$155,200	750	530	5	1910	4	8250	Y	N	501 HAZEL AV N
005	614660	0546	7/23/02	\$126,500	800	0	5	1930	4	7620	N	N	816 3RD AV N
005	919710	0372	5/6/03	\$130,000	828	0	5	1900	5	6000	N	N	622 2ND AV S
005	614660	0485	11/25/03	\$144,000	840	0	5	1900	5	5080	N	N	837 2ND AV N
005	919710	0310	11/14/03	\$179,950	880	0	5	1945	4	18731	N	N	742 2ND AV S
005	614660	0120	10/22/02	\$155,000	970	0	5	1938	5	6350	N	N	836 2ND AV N
005	755740	0090	1/9/03	\$174,000	990	0	5	1926	5	7381	N	N	739 4TH AV N
005	132204	9119	4/3/03	\$150,000	990	0	5	1956	4	6969	N	N	715 3RD AV N
005	614660	0095	1/8/02	\$134,900	1020	0	5	1909	5	8890	N	N	816 2ND AV N
005	919710	0292	10/14/03	\$160,000	1070	0	5	1942	4	7397	N	N	731 2ND AV S
005	919710	0292	7/7/03	\$125,000	1070	0	5	1942	4	7397	N	N	731 2ND AV S
005	161250	0190	7/16/03	\$151,500	1190	0	5	1909	4	7110	N	N	437 JASON AV
005	186390	0130	9/17/02	\$143,800	1190	0	5	1910	4	7200	N	N	528 5TH AV S
005	186390	0100	10/1/02	\$144,000	1330	0	5	1906	4	7200	N	N	503 5TH AV S
005	919710	0232	11/20/03	\$160,000	1340	0	5	1904	4	9787	N	N	602 3RD AV S
005	132204	9147	5/7/02	\$126,000	1430	0	5	1936	2	9583	N	N	921 3RD AV N
005	192205	9124	12/6/02	\$175,000	1550	0	5	1910	4	9180	N	N	347 HAZEL AV N
005	159860	0152	12/12/03	\$176,000	800	0	6	1944	3	10596	N	N	929 E TEMPERANCE ST
005	914710	0010	6/12/03	\$153,000	860	0	6	1949	3	7853	N	N	712 WOODFORD AV N
005	919710	0376	7/23/03	\$144,000	890	0	6	1949	3	6060	N	N	212 W CROW ST
005	614660	0020	12/17/03	\$151,300	900	0	6	1950	3	6572	N	N	845 1ST AV N
005	192205	9175	7/11/03	\$177,000	920	570	6	1997	3	8465	N	N	9005 CANYON DR
005	918370	2010	3/31/03	\$187,000	950	100	6	1948	4	13200	N	N	817 E CHICAGO ST
005	614660	0105	7/15/03	\$164,000	980	0	6	2003	3	5080	N	N	826 2ND AV S
005	614660	0250	11/19/03	\$149,000	990	0	6	1957	3	6358	N	N	718 2ND AV N

Improved Sales Used in this Annual Update Analysis
Area 61
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	186390	0105	8/26/03	\$144,224	990	0	6	1939	3	7200	N	N	524 WILLIS ST
005	918370	1030	6/7/02	\$154,900	990	0	6	1988	3	3300	N	N	808 E GUIBERSON ST
005	919710	0280	5/13/03	\$173,000	1000	0	6	1958	3	7926	N	N	715 2ND AV S
005	919710	0351	3/26/03	\$136,000	1020	0	6	1945	4	9386	N	N	643 1ST AV S
005	914710	0020	11/18/03	\$140,000	1030	0	6	1952	3	7871	N	N	724 WOODFORD AV N
005	159860	0070	12/2/02	\$137,950	1040	0	6	1946	3	7708	N	N	1004 E TEMPERANCE ST
005	192205	9065	1/2/02	\$165,000	1060	0	6	1977	3	12877	N	N	924 E CHICAGO ST
005	804600	0010	2/26/03	\$177,000	1090	0	6	1969	4	7055	N	N	23720 98TH AV S
005	919710	0142	3/28/02	\$165,000	1100	0	6	1993	3	14934	N	N	728 5TH AV S
005	919710	0220	5/16/03	\$149,950	1110	0	6	1947	4	4887	N	N	420 W CROW ST
005	918370	0295	5/29/02	\$166,500	1150	0	6	1957	4	8100	Y	N	305 KENSINGTON AV S
005	292205	9238	9/19/02	\$238,990	1190	810	6	1950	3	33105	N	N	26713 104TH AV SE
005	755740	0010	5/9/02	\$152,000	1210	0	6	1958	3	8246	N	N	716 N 4TH AV
005	192205	9385	7/22/02	\$189,500	1280	0	6	1977	4	10327	N	N	922 E CHICAGO ST
005	159860	0180	8/5/02	\$184,000	1290	0	6	1944	4	10350	Y	N	1021 E TEMPERANCE ST
005	161200	0020	6/23/03	\$182,000	1300	0	6	1919	3	6600	N	N	610 JASON AV
005	192205	9205	2/24/03	\$174,950	1300	200	6	1953	3	12450	N	N	736 REITE N RD
005	161200	0135	4/7/03	\$155,000	1340	460	6	1940	3	4895	N	N	617 PROSPECT AV N
005	186390	0125	4/10/02	\$160,000	1500	0	6	1948	4	6000	N	N	522 5TH AV S
005	368690	0030	1/10/03	\$154,000	1550	0	6	1904	4	6925	N	N	526 2ND AV S
005	161200	0070	9/22/03	\$229,000	1620	470	6	1936	5	9900	N	N	503 PROSPECT AV N
005	614660	0588	2/7/02	\$155,200	1640	0	6	1938	4	5080	N	N	848 3RD AV N
005	186390	0225	3/3/03	\$170,500	1730	0	6	1944	4	7200	N	N	509 3RD AV S
005	192205	9247	3/5/03	\$247,000	2400	0	6	1966	4	24829	N	N	24702 94TH AV S
005	918370	1230	1/25/02	\$154,950	790	0	7	1950	3	6600	N	N	520 E GUIBERSON ST
005	638630	0120	9/4/02	\$193,950	900	400	7	1970	3	7907	Y	N	808 CARTER PL
005	918370	0840	5/14/02	\$152,000	970	0	7	1950	3	6600	N	N	426 VAN DE VANTER AV
005	918370	3284	2/14/02	\$138,000	970	0	7	1966	3	8055	N	N	1353 S 257TH ST
005	803520	0110	6/30/03	\$175,000	990	0	7	1958	3	8500	N	N	909 FILBERT ST
005	533600	0050	12/16/03	\$154,500	1010	0	7	1960	3	6955	N	N	733 3RD AV N
005	516370	0010	7/22/02	\$196,000	1020	900	7	1952	3	9272	Y	N	743 ALVORD AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	891400	0015	6/26/03	\$223,000	1030	470	7	1950	4	11520	N	N	616 HILLCREST AV
005	918370	3286	1/18/02	\$180,400	1030	970	7	1967	4	7500	N	N	1401 E MAPLE ST
005	436960	0115	8/12/03	\$203,000	1040	680	7	1958	3	9000	N	N	706 CLARK AV N
005	803520	0055	11/20/02	\$180,000	1040	0	7	1959	4	8811	N	N	1124 E HEMLOCK ST
005	912250	0010	6/6/03	\$188,500	1050	0	7	1961	5	13600	N	N	817 HILLTOP AV
005	383215	0160	1/9/03	\$207,000	1080	530	7	1981	3	8222	N	N	9223 S 239TH PL
005	932087	0180	4/16/03	\$200,000	1090	510	7	1977	4	7860	N	N	23920 WESTVIEW CT
005	932087	0270	5/14/03	\$185,000	1090	590	7	1977	3	10400	N	N	23917 WESTVIEW CT
005	159860	0322	6/20/02	\$210,000	1100	1000	7	1961	3	9212	Y	N	1116 E JAMES ST
005	932087	0130	3/26/03	\$215,500	1120	520	7	1978	3	9550	N	N	9743 S 239TH PL
005	932087	0010	10/22/02	\$222,000	1120	680	7	1978	4	8160	N	N	23833 98TH AV S
005	932087	0160	11/19/03	\$190,000	1120	480	7	1978	3	7948	N	N	23925 98TH AV S
005	315910	0030	12/12/03	\$171,500	1140	0	7	1955	3	5790	N	N	530 VIEW PL
005	915150	0040	11/27/02	\$239,000	1140	1080	7	1995	3	7206	N	N	9620 S 242ND CT
005	803520	0025	8/27/03	\$174,900	1170	0	7	1959	3	7700	N	N	1004 E HEMLOCK ST
005	383215	0070	5/1/03	\$225,000	1190	400	7	1981	4	9773	N	N	23903 92ND PL S
005	803520	0190	6/18/02	\$179,990	1190	0	7	1957	3	8732	N	N	858 EAST LN
005	803520	0215	7/16/03	\$174,100	1190	0	7	1958	3	8960	N	N	1122 FILBERT ST
005	918370	2032	6/24/02	\$170,000	1190	0	7	1962	4	10650	N	N	816 E CHICAGO ST
005	292205	9240	10/22/02	\$205,000	1200	800	7	1969	3	15681	N	N	26809 108TH AV SE
005	803520	0195	11/21/02	\$172,500	1210	0	7	1958	3	7500	N	N	850 EAST LN
005	918370	0835	2/5/03	\$170,000	1220	0	7	1949	4	6600	N	N	434 VAN DE VANTER AV
005	027400	0060	9/18/03	\$265,000	1230	930	7	1965	4	8750	N	N	812 WOODLAND WY
005	500380	0170	6/27/03	\$229,950	1230	400	7	1980	3	11021	N	N	1012 MACLYN ST
005	547850	0070	8/8/03	\$200,000	1230	0	7	1960	4	9375	N	N	1107 E HEMLOCK ST
005	720900	0040	3/7/02	\$218,500	1250	680	7	1961	4	11253	N	N	23805 99TH AV S
005	159860	0214	5/23/02	\$242,700	1250	1200	7	1957	3	8000	Y	N	603 ALVORD AV N
005	918370	3376	4/25/03	\$179,000	1250	0	7	1967	3	7500	N	N	1411 E MAPLE ST
005	918370	3376	12/20/02	\$149,000	1250	0	7	1967	3	7500	N	N	1411 E MAPLE ST
005	435910	0110	5/11/02	\$260,000	1260	1180	7	1978	4	9472	N	N	24719 97TH AV S
005	182205	9099	12/4/03	\$227,500	1270	630	7	1957	3	6534	Y	N	806 PROSPECT AV N

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Area 61
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	638630	0070	9/29/03	\$210,600	1270	620	7	1977	3	7242	N	N	824 MARION PL
005	918370	2955	9/23/02	\$162,500	1270	0	7	1968	4	7500	N	N	957 E MAPLE ST
005	917960	0410	8/26/03	\$176,000	1290	0	7	1954	3	9360	N	N	434 E TITUS ST
005	614760	0144	4/23/02	\$177,000	1290	0	7	1997	3	5080	N	N	942 2ND AV N
005	155280	0060	6/20/03	\$207,500	1290	300	7	1972	3	15526	N	N	238 OLYMPIC PL
005	192205	9143	6/23/03	\$177,500	1290	0	7	1953	4	20028	N	N	301 SUMMIT AV N
005	614760	0040	2/21/03	\$168,950	1290	0	7	1996	4	4811	N	N	931 1ST AV N
005	614760	0124	9/10/03	\$185,000	1310	0	7	1994	3	5080	N	N	934 2ND AV N
005	918370	1340	8/28/02	\$242,500	1310	1740	7	1949	4	11077	Y	N	509 SCENIC WY S
005	614760	0115	12/16/02	\$158,000	1310	0	7	1996	3	5080	N	N	930 2ND AV N
005	192205	9026	8/27/02	\$239,900	1340	960	7	1956	4	21344	N	N	24429 98TH AV S
005	027370	0025	11/19/02	\$246,000	1340	1200	7	1959	4	19800	N	N	706 WOODLAND WY
005	720900	0090	6/26/02	\$161,500	1340	0	7	1961	3	10951	N	N	23820 99TH AV S
005	435910	0050	3/25/03	\$187,500	1360	0	7	1963	3	9625	N	N	9704 S 248TH ST
005	027380	0040	7/19/02	\$169,950	1360	0	7	1962	4	6500	N	N	834 MAPLEWOOD AV
005	918370	3374	12/2/03	\$188,000	1370	0	7	1962	3	9375	N	N	1410 E WALNUT ST
005	192205	9345	7/17/02	\$190,800	1370	0	7	1966	4	9583	N	N	9916 S 248TH ST
005	162250	0010	1/7/02	\$181,500	1390	0	7	1959	3	10452	N	N	716 HILLTOP AV
005	803520	0125	9/2/03	\$225,000	1400	1090	7	1959	3	7650	Y	N	821 CREST AV
005	292205	9249	4/9/02	\$208,000	1400	0	7	1969	4	26614	N	N	26317 108TH AV SE
005	547830	0005	5/28/02	\$182,300	1400	0	7	1958	4	7584	N	N	605 CREST AV
005	553980	0010	7/17/03	\$175,000	1400	770	7	1964	2	10000	N	N	1017 E SEATTLE ST
005	027370	0005	9/18/03	\$215,000	1420	900	7	1957	3	8600	N	N	606 WOODLAND WY
005	161250	0195	4/1/03	\$185,000	1430	0	7	1991	3	6746	N	N	432 KENNEBECK AV N
005	182205	9193	10/7/03	\$177,000	1430	0	7	1959	3	11204	N	N	23830 98TH AV SE
005	783080	0471	11/21/03	\$270,000	1450	1190	7	1962	3	22353	N	N	10230 SE 248TH ST
005	262160	0035	12/8/03	\$198,000	1450	0	7	1953	3	16300	N	N	24015 94TH AV S
005	155280	0050	5/31/02	\$229,000	1470	1340	7	1972	3	9600	N	N	232 OLYMPIC PL
005	885650	0080	11/18/03	\$215,000	1480	0	7	1964	2	7650	Y	N	830 HAZEL AV N
005	027400	0030	11/12/03	\$224,990	1480	0	7	1966	3	7500	N	N	821 WOODLAND WY
005	315910	0005	2/14/02	\$172,000	1480	0	7	1956	3	6717	N	N	1222 E SEATTLE ST

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Area 61
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	132204	9135	4/3/03	\$165,000	1490	0	7	1958	3	6534	N	N	833 3RD AV N
005	720900	0110	9/16/03	\$208,500	1500	0	7	1960	3	11218	N	N	23806 99TH AV S
005	383215	0180	7/10/02	\$205,950	1510	0	7	1981	3	8607	N	N	9226 S 239TH PL
005	116400	0080	11/17/03	\$164,999	1510	0	7	1961	3	11393	N	N	25704 100TH PL SE
005	192205	9162	12/13/02	\$199,000	1530	0	7	1928	5	7841	N	N	1110 E SMITH ST
005	803520	0200	11/3/03	\$203,000	1530	0	7	1958	4	7500	N	N	844 EAST LN
005	161250	0160	5/1/03	\$255,000	1540	0	7	1908	5	10665	Y	N	412 CLARK AV N
005	302205	9027	3/13/02	\$225,000	1540	0	7	1958	3	13200	N	N	26840 94TH PL S
005	027370	0035	10/29/02	\$212,435	1550	0	7	1958	4	16275	N	N	730 WOODLAND WY
005	866250	0220	3/19/03	\$217,000	1550	0	7	1997	3	7893	Y	N	24205 101ST PL SE
005	192205	9420	5/21/03	\$252,500	1570	630	7	1980	4	25689	Y	N	116 KENSINGTON AV S
005	804701	0210	1/13/03	\$212,500	1590	0	7	2003	3	4637	N	N	10015 SE 242ND PL
005	027390	0030	6/19/02	\$188,000	1600	0	7	1963	3	9072	N	N	817 KIMBERLY AV S
005	027350	0005	2/26/03	\$242,000	1620	1080	7	1958	3	7500	Y	N	505 WOODLAND WY
005	547850	0260	6/1/03	\$208,000	1640	0	7	1967	4	10412	N	N	1025 LAUREL ST
005	803520	0005	12/8/03	\$207,450	1650	0	7	1959	4	8500	N	N	808 CREST AV
005	866250	0110	11/7/03	\$232,000	1680	0	7	1996	3	5320	N	N	24216 102ND PL SE
005	192205	9389	8/21/03	\$263,000	1680	140	7	1963	3	19602	N	N	9619 S 243RD ST
005	866250	0240	1/6/03	\$224,000	1690	0	7	1997	3	5320	N	N	24215 101ST PL SE
005	866250	0160	6/11/03	\$229,950	1710	0	7	1996	3	5282	N	N	10208 SE 242ND PL
005	915150	0100	11/25/03	\$246,000	1720	0	7	1995	3	8067	N	N	9707 S 242ND CT
005	918370	3075	4/14/03	\$211,000	1720	0	7	1962	4	7322	N	N	1005 E MAPLE ST
005	027400	0020	11/19/02	\$212,000	1720	220	7	1966	3	7500	N	N	815 WOODLAND WY
005	192205	9444	3/13/03	\$238,950	1730	0	7	1994	3	9699	N	N	9605 SE 243RD ST
005	245900	0035	3/23/03	\$262,500	1760	480	7	1974	3	7199	N	N	24842 96TH AV S
005	804701	0180	10/22/02	\$239,950	1790	0	7	2003	3	8555	N	N	24303 100TH PL SE
005	804701	0200	12/18/02	\$234,950	1790	0	7	2003	3	5400	N	N	10011 SE 242ND PL
005	804701	0050	12/20/02	\$229,950	1790	0	7	2003	3	7599	N	N	10022 SE 242ND PL
005	804701	0100	6/19/02	\$224,950	1790	0	7	2002	3	5000	N	N	24230 100TH PL SE
005	804701	0010	5/28/02	\$219,950	1790	0	7	2002	3	4913	N	N	10006 SE 242ND PL
005	804701	0190	12/10/02	\$230,000	1800	0	7	2003	3	6304	N	N	10007 SE 242ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	804701	0230	6/17/02	\$221,950	1800	0	7	2002	3	4932	N	N	24231 100TH PL SE
005	804701	0060	5/16/02	\$224,950	1800	0	7	2002	3	5201	N	N	10026 SE 242ND PL
005	804701	0020	5/24/02	\$219,950	1800	0	7	2002	3	4913	N	N	10010 SE 242ND PL
005	804701	0070	5/13/02	\$219,950	1800	0	7	2002	3	5088	N	N	24216 100TH PL SE
005	804701	0090	5/9/02	\$219,950	1800	0	7	2002	3	5000	N	N	24226 100TH PL SE
005	804701	0120	5/29/02	\$219,950	1800	0	7	2002	3	4966	N	N	24308 100TH PL SE
005	804701	0130	5/30/02	\$219,950	1800	0	7	2002	3	5000	N	N	24312 100TH PL SE
005	233155	0020	3/4/02	\$230,800	1810	0	7	1999	3	6589	N	N	24413 102ND PL SE
005	638630	0180	4/17/03	\$200,000	1820	0	7	1975	4	7424	N	N	807 CARTER PL
005	866250	0050	5/29/02	\$232,000	1850	0	7	1999	3	5236	N	N	10211 SE 243RD ST
005	866250	0090	2/27/03	\$244,500	1890	0	7	1996	3	5479	N	N	24226 102ND PL SE
005	866250	0190	11/22/02	\$240,000	1890	0	7	1997	3	5282	N	N	10124 SE 242ND PL
005	866250	0350	6/13/03	\$243,800	1890	0	7	1997	3	6302	N	N	10125 SE 242ND PL
005	804701	0040	10/24/02	\$224,950	1950	0	7	2003	3	5609	N	N	10020 SE 242ND PL
005	614660	0440	5/24/02	\$200,900	1960	0	7	1997	3	5080	N	N	748 3RD AV N
005	804701	0030	2/27/03	\$252,450	1980	0	7	2003	3	5500	N	N	10016 SE 242ND PL
005	804701	0150	12/2/03	\$248,500	1980	0	7	2002	3	5743	N	N	24320 100TH PL SE
005	804701	0080	5/22/02	\$247,150	1980	0	7	2002	3	4966	N	N	24220 100TH PL SE
005	918370	2220	8/4/03	\$231,990	1980	0	7	1991	3	9800	N	N	821 E HEMLOCK ST
005	804701	0110	7/25/02	\$239,950	1980	0	7	2002	3	5000	N	N	24302 100TH PL SE
005	804701	0150	5/21/02	\$238,950	1980	0	7	2002	3	5743	N	N	24320 100TH PL SE
005	804701	0160	11/7/02	\$226,950	1980	0	7	2003	3	6602	N	N	24322 100TH PL SE
005	330801	0090	2/25/02	\$200,000	1990	0	7	1975	3	13800	N	N	26302 WOODLAND WY S
005	133230	0340	4/14/03	\$266,562	2020	0	7	2003	3	7910	N	N	24422 101ST PL SE
005	182205	9079	10/21/03	\$259,999	2060	0	7	1927	3	8276	Y	N	710 PROSPECT AV N
005	804700	0050	10/31/02	\$259,950	2060	0	7	2002	3	6063	N	N	9832 S 242ND PL
005	804700	0070	11/20/02	\$259,950	2060	0	7	2002	3	6098	N	N	9912 S 242ND PL
005	804700	0090	4/4/03	\$259,950	2060	0	7	2002	3	6161	N	N	9926 S 242ND PL
005	804700	0150	8/13/02	\$259,950	2060	0	7	2002	3	6298	N	N	9909 S 242ND PL
005	804700	0010	7/16/02	\$257,950	2060	0	7	2002	3	6275	N	N	9806 S 242ND PL
005	804700	0130	8/16/02	\$247,185	2060	0	7	2002	3	6572	N	N	9829 S 242ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	804700	0160	12/19/02	\$254,000	2070	0	7	2002	3	6000	N	N	9917 S 242ND PL
005	804700	0170	3/12/03	\$244,000	2070	0	7	2002	3	6138	N	N	9925 S 242ND PL
005	027370	0065	11/20/03	\$215,000	2080	0	7	1958	3	7500	N	N	731 WOODLAND WY
005	337580	0100	5/24/02	\$243,812	2080	0	7	2002	3	5737	N	N	9608 S 244TH PL
005	337580	0130	6/4/02	\$235,700	2080	0	7	2002	3	6615	N	N	9617 S 244TH PL
005	337580	0040	1/14/02	\$234,950	2080	0	7	2002	3	5699	N	N	9702 S 244TH PL
005	337580	0050	2/27/02	\$234,950	2080	0	7	2002	3	5698	N	N	9628 S 244TH PL
005	337580	0090	8/14/02	\$233,950	2080	0	7	2002	3	6541	N	N	9610 S 244TH PL
005	337580	0150	6/3/02	\$233,950	2080	0	7	2002	3	6281	N	N	9621 S 244TH PL
005	337580	0160	5/6/02	\$231,950	2080	0	7	2002	3	5997	N	N	9625 S 244TH PL
005	337580	0200	3/20/02	\$231,950	2080	0	7	2002	3	6106	N	N	9707 S 244TH PL
005	337580	0190	6/7/02	\$235,950	2080	0	7	2002	3	5841	N	N	9703 S 244TH PL
005	337580	0020	2/4/02	\$229,950	2080	0	7	2002	3	5956	N	N	9716 S 244TH PL
005	337580	0180	6/13/02	\$229,950	2080	0	7	2002	3	5921	N	N	9701 S 244TH PL
005	337580	0010	8/30/02	\$253,881	2090	0	7	2002	3	7830	N	N	9724 S 244TH PL
005	804700	0020	3/12/03	\$262,950	2260	0	7	2002	3	5883	N	N	9812 S 242ND PL
005	804700	0040	1/17/03	\$260,500	2260	0	7	2002	3	6123	N	N	9826 S 242ND PL
005	804700	0030	3/12/03	\$253,000	2260	0	7	2002	3	5708	N	N	9820 S 242ND PL
005	804700	0140	8/26/02	\$274,950	2280	0	7	2002	3	6536	N	N	9903 S 242ND PL
005	804700	0080	4/11/03	\$269,950	2280	0	7	2002	3	6102	N	N	9920 S 242ND PL
005	804700	0060	11/8/02	\$269,950	2300	0	7	2002	3	6053	N	N	9906 S 242ND PL
005	159860	0303	11/4/02	\$281,250	2370	0	7	2000	3	15991	Y	N	504 ALVORD AV N
005	337580	0120	7/31/02	\$273,540	2390	0	7	2002	3	6583	N	N	9613 S 244TH PL
005	337580	0060	7/9/02	\$270,443	2390	0	7	2002	3	5698	N	N	9622 S 244TH PL
005	337580	0080	6/4/02	\$270,169	2390	0	7	2002	3	5830	N	N	9612 S 244TH PL
005	337580	0170	7/24/02	\$266,576	2390	0	7	2002	3	5867	N	N	9631 S 244TH PL
005	337580	0030	2/26/02	\$254,950	2390	0	7	2002	3	5713	N	N	9708 S 244TH PL
005	337580	0210	4/9/02	\$254,000	2390	0	7	2002	3	5705	N	N	9713 S 244TH PL
005	804701	0170	6/10/02	\$269,950	2450	0	7	2002	3	6776	N	N	24323 100TH PL SE
005	133230	0210	10/31/03	\$267,500	2490	0	7	1999	3	5942	N	N	24624 101ST PL SE
005	804701	0240	10/3/03	\$269,500	2550	0	7	2003	3	5584	N	N	24307 100TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	337580	0110	8/12/02	\$272,950	2550	0	7	2002	3	5942	N	N	9607 S 244TH PL
005	337580	0140	6/10/02	\$271,200	2550	0	7	2002	3	6869	N	N	9619 S 244TH PL
005	337580	0070	8/1/02	\$269,950	2550	0	7	2002	3	5684	N	N	9616 S 244TH PL
005	337580	0220	4/24/02	\$267,950	2550	0	7	2002	3	6021	N	N	9719 S 244TH PL
005	918370	1810	4/25/03	\$260,000	2630	0	7	1959	4	11800	N	N	606 E SEATTLE ST
005	133230	0090	4/22/03	\$291,000	3040	0	7	1999	3	6259	N	N	24519 101ST PL SE
005	027370	0015	5/7/02	\$209,950	1380	0	8	1959	3	16800	N	N	1424 E CHICAGO ST
005	330803	0390	1/11/02	\$238,000	1400	830	8	1978	3	15100	N	N	26425 99TH PL S
005	192205	9246	11/27/02	\$281,950	1420	1340	8	1958	4	18730	N	N	9425 S 247TH ST
005	957820	0100	7/23/03	\$239,500	1530	780	8	1966	3	8839	Y	N	749 WYNWOOD DR
005	775780	0297	12/6/02	\$259,000	1550	1150	8	1978	3	33106	Y	N	22002 92ND AV S
005	330803	0250	5/29/02	\$285,000	1600	480	8	1978	3	15000	N	N	26509 99TH PL S
005	918370	0581	7/22/03	\$296,500	1610	1610	8	1981	3	13219	Y	N	414 KENNEBECK AV S
005	192205	9410	11/18/02	\$298,000	1660	1350	8	1979	3	20100	N	N	9836 S 245TH PL
005	133025	0010	8/14/02	\$235,000	1670	0	8	1992	3	7757	N	N	10009 SE 247TH PL
005	914900	0210	6/13/02	\$235,000	1730	0	8	1992	3	9605	N	N	9519 S 242ND ST
005	330802	0110	6/12/03	\$279,950	1740	0	8	1977	3	14076	N	N	9834 S 262ND PL
005	192205	9411	8/1/03	\$295,500	1750	950	8	1979	3	20234	N	N	9850 S 245TH PL
005	547850	0290	7/5/02	\$327,500	1910	1630	8	1967	4	10521	N	N	1123 LAUREL ST
005	221545	0140	5/7/03	\$245,000	1990	0	8	1994	3	7639	N	N	10024 SE 244TH CT
005	330802	0150	12/3/02	\$235,000	1990	0	8	1977	4	11880	N	N	9806 S 262ND PL
005	914900	0140	11/14/03	\$264,950	2040	0	8	1992	3	11113	N	N	9501 S 242ND ST
005	914900	0050	2/24/03	\$254,950	2060	0	8	1994	3	8882	N	N	9502 S 242ND ST
005	330802	0050	1/24/02	\$249,900	2060	0	8	1977	3	15300	N	N	9861 S 262ND PL
005	330803	0080	7/11/03	\$305,000	2080	720	8	1978	4	13300	Y	N	26611 WOODLAND WY S
005	221545	0010	4/2/02	\$255,000	2110	0	8	1994	3	7482	N	N	10001 SE 245TH PL
005	192205	9234	9/29/03	\$347,500	2120	1060	8	1956	5	34268	N	N	24418 98TH AV S
005	914900	0020	11/14/03	\$265,000	2140	0	8	1993	3	7220	N	N	9412 S 242ND ST
005	330803	0370	3/21/03	\$325,000	2170	630	8	1978	3	17574	N	N	26405 99TH PL S
005	383080	0090	8/20/02	\$260,000	2190	0	8	1985	4	9844	N	N	10104 SE 268TH ST
005	242204	9083	10/18/02	\$239,500	2200	0	8	1956	3	22425	Y	N	367 SCENIC WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	382100	0120	7/10/02	\$220,000	2240	0	8	1967	3	10530	N	N	9619 S 246TH PL
005	516370	0020	12/2/03	\$305,000	2260	0	8	1982	3	10800	N	N	755 ALVORD AV N
005	133065	0080	1/22/02	\$258,690	2260	0	8	1994	3	11871	N	N	9927 S 246TH PL
005	192205	9446	2/15/03	\$310,000	2290	0	8	1997	3	15258	N	N	9910 S 247TH PL
005	192205	9128	12/1/03	\$307,000	2290	0	8	1997	3	16530	N	N	9925 S 247TH PL
005	221545	0130	12/10/03	\$298,650	2300	0	8	1994	3	7200	N	N	10026 SE 244TH CT
005	221545	0080	1/22/02	\$269,000	2300	0	8	1994	3	7300	N	N	24514 100TH AV SE
005	133025	0070	12/19/03	\$289,800	2330	0	8	1992	3	7213	N	N	10018 SE 247TH PL
005	233154	0120	3/15/02	\$259,950	2470	0	8	2001	3	5700	N	N	24615 102ND PL SE
005	155280	0220	10/16/03	\$317,000	2900	0	8	1996	3	10200	Y	N	185 OLYMPIC WY
005	918370	2295	11/3/03	\$360,000	3440	0	8	1996	3	9085	Y	N	809 KENSINGTON AV S
005	553980	0035	10/13/03	\$328,500	2040	460	9	1960	3	15465	N	N	1010 E SEATTLE ST
005	330803	0340	11/15/02	\$300,500	2510	0	9	1978	4	15000	N	N	26426 99TH PL S
005	317190	0190	3/4/02	\$324,950	2650	0	9	1991	3	12350	N	N	9717 S 262ND PL
005	775780	0267	2/5/03	\$360,000	1520	2030	10	1981	3	23250	Y	N	21813 92ND AV S
005	302205	9066	10/28/02	\$415,000	2960	0	10	2001	3	223462	Y	N	26430 97TH AV S
006	222205	9067	5/9/02	\$200,000	1330	0	5	1929	3	69260	N	N	14413 SE 240TH ST
006	541230	0480	8/12/03	\$206,000	940	300	6	1981	3	7440	N	N	25431 120TH PL SE
006	221291	0220	7/5/02	\$169,000	940	0	6	1976	3	6524	N	N	25734 143RD AV SE
006	221291	0270	7/16/03	\$173,000	940	0	6	1976	4	7252	N	N	25702 143RD AV SE
006	221291	0370	2/4/02	\$146,000	940	0	6	1976	3	7020	N	N	14310 SE 257TH PL
006	272205	9318	3/12/02	\$143,000	990	0	6	1955	3	10418	N	N	26823 138TH PL SE
006	542030	0300	4/22/03	\$164,875	1000	0	6	1984	3	7868	N	N	25108 118TH CT SE
006	541230	0470	1/3/03	\$205,000	1010	480	6	1981	3	8450	N	N	25427 120TH PL SE
006	541230	0520	5/29/03	\$199,500	1010	430	6	1981	3	9035	N	N	25513 120TH PL SE
006	541230	0470	3/14/02	\$199,000	1010	480	6	1981	3	8450	N	N	25427 120TH PL SE
006	221291	0070	4/29/03	\$171,000	1010	0	6	1970	3	6500	N	N	14107 SE 259TH PL
006	541230	0070	4/21/03	\$184,950	1080	0	6	1981	3	6510	N	N	25320 120TH PL SE
006	682980	0020	11/7/03	\$162,000	1080	0	6	1963	3	10400	N	N	24815 128TH PL SE
006	542030	0100	9/19/03	\$200,000	1090	0	6	1984	3	6956	N	N	25122 117TH CT SE
006	542030	0160	1/30/03	\$199,950	1090	0	6	1984	3	7462	N	N	25113 118TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	103000	0060	9/17/02	\$165,000	1160	0	6	1967	3	9726	N	N	25426 129TH AV SE
006	383021	0060	10/23/03	\$178,000	1200	0	6	1977	3	8640	N	N	11817 SE 255TH ST
006	383021	0790	11/7/03	\$178,000	1200	0	6	1977	3	8400	N	N	11721 SE 255TH PL
006	202205	9145	8/7/03	\$181,000	1200	0	6	1960	3	13214	N	N	25308 113TH AV SE
006	383021	0150	7/16/03	\$178,200	1200	0	6	1977	3	8240	N	N	11811 SE 254TH ST
006	383021	0670	9/12/02	\$173,800	1200	0	6	1977	3	7630	N	N	11713 SE 254TH PL
006	383021	0770	11/12/03	\$172,000	1200	0	6	1977	3	7000	N	N	11713 SE 255TH PL
006	383021	0040	7/28/03	\$174,000	1200	0	6	1977	3	7275	N	N	11805 SE 255TH ST
006	383021	0120	11/8/02	\$174,000	1200	0	6	1977	3	8625	N	N	25422 118TH PL SE
006	383021	0440	3/2/03	\$174,000	1200	0	6	1977	3	7200	N	N	11821 SE 252ND PL
006	383021	0420	5/15/02	\$172,000	1200	0	6	1977	3	7400	N	N	11805 SE 252ND PL
006	383021	0540	2/20/02	\$172,000	1200	0	6	1977	3	7200	N	N	11812 SE 252ND PL
006	383021	0190	4/18/03	\$167,000	1200	0	6	1977	3	8450	N	N	11833 SE 254TH ST
006	383021	0640	10/31/02	\$166,500	1200	0	6	1977	3	7200	N	N	25327 118TH AV SE
006	383021	0410	9/10/02	\$167,800	1200	0	6	1977	3	7400	N	N	11800 SE 253RD ST
006	383021	0140	9/17/02	\$167,000	1200	0	6	1977	3	7200	N	N	11803 SE 254TH ST
006	383021	0170	6/10/03	\$167,000	1200	0	6	1977	3	7200	N	N	11823 SE 254TH ST
006	383021	0560	10/10/02	\$167,000	1200	0	6	1977	3	7200	N	N	25201 118TH AV SE
006	383021	0680	10/6/03	\$167,000	1200	0	6	1977	3	9000	N	N	11721 SE 254TH PL
006	383021	0690	10/23/02	\$167,000	1200	0	6	1977	3	9800	N	N	25415 118TH PL SE
006	383021	0580	7/12/02	\$166,860	1200	0	6	1977	3	7200	N	N	25217 118TH AV SE
006	383020	0150	9/6/02	\$170,500	1200	0	6	1977	3	8250	N	N	25432 117TH PL SE
006	383021	0010	1/23/03	\$164,000	1200	0	6	1977	3	7725	N	N	25528 118TH PL SE
006	383021	0660	6/24/02	\$166,000	1200	0	6	1977	3	8614	N	N	25409 118TH AV SE
006	383021	0430	6/27/02	\$164,500	1200	0	6	1977	3	7200	N	N	11813 SE 252ND PL
006	383021	0600	2/21/02	\$164,000	1200	0	6	1977	3	7200	N	N	25233 118TH AV SE
006	383021	0570	10/9/02	\$163,500	1200	0	6	1977	3	7200	N	N	25209 118TH AV SE
006	383021	0020	1/30/02	\$163,000	1200	0	6	1977	3	7210	N	N	25520 118TH PL SE
006	383021	0550	3/4/02	\$162,000	1200	0	6	1977	3	7500	N	N	11804 SE 252ND PL
006	383021	0650	9/30/02	\$162,000	1200	0	6	1977	3	7420	N	N	25403 118TH AV SE
006	383021	0350	10/24/02	\$154,950	1200	0	6	1977	3	7420	N	N	11832 SE 253RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	019330	0050	10/17/02	\$189,000	1240	0	6	1987	3	10761	N	N	14320 SE 259TH PL
006	019330	0070	8/25/03	\$190,000	1240	0	6	1987	4	9223	N	N	14328 SE 259TH PL
006	221291	0550	6/26/03	\$189,500	1440	0	6	1970	5	6500	N	N	14210 SE 259TH PL
006	542030	0240	11/22/02	\$219,950	1470	330	6	1984	3	7763	N	N	25107 118TH CT SE
006	541230	0200	9/3/03	\$200,000	860	0	7	1980	3	8400	N	N	25326 121ST PL SE
006	202205	9286	4/29/03	\$197,000	950	490	7	1995	3	9804	N	N	24925 109TH AV SE
006	546675	0020	7/23/03	\$223,500	970	570	7	1984	3	7104	N	N	27124 139TH PL SE
006	405130	0090	10/29/03	\$155,500	970	0	7	1977	3	2825	N	N	13710 SE 256TH PL
006	714020	0650	4/15/02	\$211,000	970	910	7	1980	4	8050	N	N	25955 129TH PL SE
006	405130	0150	3/24/03	\$139,500	970	0	7	1977	3	3124	N	N	13719 SE 256TH PL
006	541230	0160	2/1/02	\$182,500	990	440	7	1980	3	8640	N	N	25337 121ST PL SE
006	541230	0150	10/2/03	\$198,950	1000	0	7	1980	3	7810	N	N	25333 121ST PL SE
006	221291	0280	6/25/03	\$195,000	1010	480	7	1976	4	7999	N	N	14311 SE 257TH PL
006	221291	0410	2/22/02	\$172,500	1010	480	7	1976	4	8211	N	N	14254 SE 257TH PL
006	405110	0010	5/28/03	\$200,000	1030	400	7	1978	3	8170	N	N	25418 146TH AV SE
006	351200	0010	10/17/03	\$169,000	1050	350	7	1964	3	10733	N	N	25437 116TH AV SE
006	405110	0070	12/3/02	\$199,999	1080	440	7	1978	3	7790	N	N	14504 SE 254TH ST
006	212205	9083	7/18/03	\$250,000	1080	0	7	1963	3	207345	N	N	25015 124TH AV SE
006	541240	0110	7/25/02	\$217,000	1100	320	7	1988	3	11405	N	N	12043 SE 249TH PL
006	405111	0230	12/15/03	\$210,000	1100	470	7	1979	4	9438	N	N	25329 144TH PL SE
006	546800	0010	5/5/03	\$167,000	1100	0	7	1963	4	13685	N	N	26643 127TH AV SE
006	133028	0100	12/22/03	\$164,900	1100	0	7	1955	4	5734	N	N	12615 SE 266th St
006	405111	0370	4/17/03	\$208,950	1110	440	7	1979	3	7210	N	N	25313 146TH AV SE
006	945420	0035	5/29/03	\$430,000	1120	990	7	1959	4	8010	Y	Y	26718 138TH PL SE
006	179030	0230	5/1/02	\$239,000	1130	810	7	1980	4	9984	N	N	13338 SE 249TH ST
006	546675	0330	6/20/02	\$204,000	1130	290	7	1984	3	9095	N	N	27123 139TH PL SE
006	216140	0090	8/23/02	\$195,000	1130	240	7	1956	3	12778	N	N	25612 109TH AV SE
006	769790	0020	7/8/02	\$211,000	1140	320	7	1989	3	9220	N	N	25945 118TH PL SE
006	272205	9271	8/20/03	\$179,900	1140	0	7	1978	3	8775	N	N	26002 141ST AV SE
006	769786	0270	3/20/03	\$210,000	1150	180	7	1986	3	7352	N	N	11920 SE 260TH ST
006	541231	0170	11/20/02	\$180,000	1150	0	7	1983	3	8079	N	N	12021 SE 251ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	405110	0110	11/3/03	\$212,500	1160	490	7	1978	3	8000	N	N	25314 145TH PL SE
006	405110	0170	10/27/03	\$212,500	1160	490	7	1978	4	7440	N	N	25321 145TH PL SE
006	107960	0110	1/11/02	\$193,900	1160	830	7	1974	3	13490	N	N	12631 SE 259TH PL
006	541240	0120	5/29/02	\$190,000	1160	380	7	1988	3	8980	N	N	24911 121ST PL SE
006	383020	0090	5/29/02	\$200,000	1170	580	7	1969	3	11610	N	N	25334 117TH PL SE
006	769787	0410	12/18/02	\$224,500	1170	1170	7	1986	3	10490	N	N	26301 119TH DR SE
006	769791	0010	8/21/02	\$210,000	1180	190	7	1990	3	7219	N	N	12011 SE 263RD ST
006	714020	0190	5/10/02	\$212,000	1180	800	7	1980	3	7854	N	N	25803 129TH PL SE
006	272205	9210	7/29/03	\$190,900	1180	0	7	1985	4	10400	N	N	26630 134TH AV SE
006	769787	0780	9/3/03	\$222,850	1200	500	7	1985	3	7203	N	N	25938 119TH DR SE
006	541231	0180	9/24/02	\$194,950	1200	410	7	1983	3	7104	N	N	12027 SE 251ST PL
006	113760	0220	4/24/02	\$192,850	1220	0	7	1978	4	8834	N	N	24804 129TH PL SE
006	113760	0160	6/17/03	\$170,000	1220	0	7	1978	3	12500	N	N	24918 129TH PL SE
006	282205	9307	4/24/02	\$177,000	1220	0	7	1989	4	11550	N	N	26007 132ND AV SE
006	546631	0360	12/23/03	\$142,837	1230	0	7	1983	3	1509	N	N	24907 144TH PL SE
006	546631	0620	5/15/03	\$138,500	1230	0	7	1983	3	1562	N	N	25051 144TH PL SE
006	546631	0460	9/25/02	\$137,000	1230	0	7	1983	3	1561	N	N	25011 144TH PL SE
006	546631	0610	11/13/02	\$135,900	1230	0	7	1983	3	2167	N	N	25049 144TH PL SE
006	546631	0420	9/25/02	\$134,750	1230	0	7	1983	3	1509	N	N	24923 144TH PL SE
006	546631	0210	1/30/02	\$133,500	1230	0	7	1983	3	1510	N	N	24815 144TH PL SE
006	547000	0170	5/9/02	\$186,950	1230	0	7	1967	5	9273	N	N	26202 144TH AV SE
006	769791	0430	6/19/03	\$216,750	1240	320	7	1990	3	10053	N	N	26331 119TH DR SE
006	113760	0215	2/19/03	\$229,000	1250	590	7	1998	3	9067	N	N	24808 129TH PL SE
006	372880	0315	5/8/02	\$236,650	1250	1250	7	1959	4	17093	N	N	14435 SE 263RD ST
006	714020	0550	11/20/02	\$208,500	1250	840	7	1980	4	8175	N	N	25945 129TH AV SE
006	783080	0081	2/12/02	\$179,950	1250	600	7	1926	4	9602	N	N	10726 SE 244TH ST
006	372880	0315	6/16/03	\$222,000	1250	1250	7	1959	4	17093	N	N	14435 SE 263RD ST
006	113760	0215	5/29/02	\$193,750	1250	590	7	1998	3	9067	N	N	24808 129TH PL SE
006	403050	0010	5/1/03	\$240,000	1260	0	7	1975	4	10039	N	N	13205 SE 261ST ST
006	107960	0360	4/3/02	\$241,750	1260	1170	7	1976	4	13818	N	N	25803 127TH AV SE
006	813330	0050	9/18/02	\$179,000	1260	0	7	1963	3	9719	N	N	11612 SE 258TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	202205	9159	6/20/02	\$189,950	1260	0	7	1959	5	10290	N	N	24313 111TH AV SE
006	769787	0610	10/30/03	\$239,000	1270	590	7	1985	3	7210	N	N	26052 119TH DR SE
006	769787	0610	8/1/02	\$225,000	1270	590	7	1985	3	7210	N	N	26052 119TH DR SE
006	714020	0290	6/6/03	\$210,000	1270	500	7	1980	3	8720	N	N	25924 128TH PL SE
006	769787	0420	4/29/03	\$228,000	1270	900	7	1986	3	9339	N	N	26307 119TH DR SE
006	714020	0120	8/11/03	\$188,000	1270	0	7	1980	4	7140	N	N	12942 SE 259TH PL
006	769787	0230	9/27/02	\$209,990	1270	820	7	1987	3	9380	N	N	11820 SE 261ST PL
006	262400	0030	2/5/03	\$215,000	1280	480	7	1963	5	10499	N	N	24420 109TH PL SE
006	405110	0360	2/6/03	\$212,400	1280	570	7	1978	4	7650	N	N	25416 144TH PL SE
006	405110	0410	12/26/03	\$201,250	1280	570	7	1978	3	7665	N	N	14501 SE 254TH ST
006	405110	0260	6/5/02	\$202,500	1280	570	7	1978	4	7194	N	N	25425 144TH PL SE
006	541240	0060	10/16/03	\$240,000	1290	360	7	1988	3	9068	N	N	12048 SE 249TH PL
006	113760	0180	3/7/03	\$212,000	1290	0	7	1978	3	13716	N	N	24902 129TH PL SE
006	815575	0010	7/15/03	\$210,000	1290	0	7	1998	3	7952	N	N	24002 113TH PL SE
006	405130	0200	9/21/03	\$165,000	1290	0	7	1977	3	5112	N	N	13707 SE 256TH PL
006	282205	9279	8/26/03	\$225,500	1290	690	7	1978	4	11761	N	N	13121 SE 258TH ST
006	405130	0100	4/5/02	\$159,000	1290	0	7	1977	3	3893	N	N	13708 SE 256TH PL
006	405130	0140	10/23/03	\$152,700	1290	0	7	1977	3	4662	N	N	13721 SE 256TH PL
006	769786	0430	12/1/03	\$204,500	1300	0	7	1986	3	7380	N	N	25708 119TH PL SE
006	365300	0080	7/9/03	\$172,000	1300	0	7	1967	3	11728	N	N	25420 113TH AV SE
006	405111	0360	8/9/02	\$204,000	1300	480	7	1979	3	5858	N	N	25305 146TH AV SE
006	547010	0280	8/18/03	\$199,950	1310	0	7	1969	4	10986	N	N	14416 SE 261ST ST
006	547011	0050	1/16/02	\$164,950	1310	0	7	1973	3	9600	N	N	26212 147TH AV SE
006	405110	0390	7/2/02	\$164,950	1310	0	7	1978	4	7125	N	N	14437 SE 254TH ST
006	282205	9199	3/28/02	\$190,000	1320	0	7	1964	4	6980	N	N	12519 SE 264TH ST
006	282205	9006	4/15/03	\$169,000	1320	0	7	1932	3	19990	N	N	26258 124TH AV SE
006	179030	0320	10/15/03	\$254,000	1330	860	7	1980	3	10450	N	N	13343 SE 248TH PL
006	714020	0220	4/4/02	\$193,990	1330	0	7	1980	4	7200	N	N	25827 129TH PL SE
006	405110	0350	6/23/03	\$196,000	1340	0	7	1978	3	6375	N	N	25428 144TH PL SE
006	405111	0210	6/20/03	\$195,000	1340	0	7	1979	4	7560	N	N	25313 144TH PL SE
006	405111	0160	5/9/02	\$183,950	1340	0	7	1979	4	8060	N	N	14404 SE 252ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	880100	0040	4/1/03	\$146,500	1340	0	7	1963	3	12003	N	N	11440 SE 256TH ST
006	541231	0330	8/15/03	\$210,000	1360	0	7	1983	3	6865	N	N	12051 SE 250TH PL
006	179030	0200	5/22/03	\$234,950	1360	890	7	1980	4	11808	N	N	13339 SE 249TH ST
006	179030	0250	8/28/03	\$227,500	1360	940	7	1980	4	11560	N	N	13324 SE 249TH ST
006	405080	0065	9/25/03	\$355,000	1360	580	7	1966	4	7650	Y	Y	14410 SE 270TH PL
006	179030	0220	10/11/02	\$240,000	1400	950	7	1980	3	9072	N	N	13342 SE 249TH ST
006	769787	0890	1/8/02	\$227,000	1400	500	7	1986	3	7955	N	N	25829 117TH PL SE
006	769787	0370	8/9/02	\$225,000	1400	480	7	1986	3	7974	N	N	11831 SE 263RD CT
006	769787	0450	7/16/02	\$211,450	1410	0	7	1986	3	7204	N	N	26310 119TH DR SE
006	179030	0350	8/28/02	\$256,000	1410	1100	7	1980	5	11200	N	N	13328 SE 248TH PL
006	769787	0500	9/16/03	\$203,950	1410	0	7	1986	3	7664	N	N	26122 119TH DR SE
006	769787	0180	12/30/03	\$200,000	1410	0	7	1985	3	7256	N	N	26041 119TH DR SE
006	769787	0730	6/17/02	\$199,000	1410	0	7	1985	3	7214	N	N	11922 SE 260TH PL
006	769787	0530	4/26/02	\$192,500	1410	0	7	1985	3	7566	N	N	11907 SE 261ST PL
006	769787	0670	12/2/02	\$188,000	1410	0	7	1985	3	7210	N	N	11939 SE 260TH PL
006	769787	0330	6/17/03	\$187,000	1410	0	7	1985	3	8330	N	N	26221 119TH DR SE
006	769787	0200	7/30/03	\$185,500	1410	0	7	1986	3	5760	N	N	11836 SE 261ST PL
006	776340	0055	10/24/03	\$188,000	1420	0	7	1958	3	11340	N	N	25710 135TH AV SE
006	107960	0290	2/4/03	\$219,000	1420	670	7	1979	4	14500	N	N	25718 126TH AV SE
006	212205	9136	7/22/02	\$210,000	1420	0	7	1974	3	39662	N	N	24608 116TH AV SE
006	769786	0130	4/10/02	\$189,950	1440	0	7	1985	3	7008	N	N	25729 119TH PL SE
006	776340	0035	7/2/02	\$180,000	1440	0	7	1959	4	12040	N	N	25716 135TH PL SE
006	547010	0470	9/23/03	\$245,000	1460	0	7	1988	3	9600	N	N	14517 SE 262ND ST
006	202205	9307	4/16/03	\$238,500	1460	0	7	1995	3	13800	N	N	25321 114TH AV SE
006	541240	0130	9/4/03	\$207,950	1460	0	7	1988	3	7709	N	N	24919 121ST PL SE
006	546631	0080	4/19/03	\$161,000	1470	0	7	1983	3	2243	N	N	25018 144TH PL SE
006	769791	0200	7/9/03	\$214,000	1490	0	7	1990	3	7078	N	N	26212 121ST AV SE
006	769787	0880	7/10/03	\$220,000	1510	0	7	1986	3	6540	N	N	25825 117TH PL SE
006	769787	0790	3/14/03	\$208,990	1510	0	7	1985	3	7197	N	N	25854 118TH PL SE
006	282205	9320	10/22/02	\$214,000	1510	0	7	1997	3	5719	N	N	11723 SE 256TH PL
006	282205	9011	3/12/02	\$210,000	1530	0	7	1931	3	7860	N	N	25612 119TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	541240	0070	7/28/03	\$220,000	1530	0	7	1988	3	9679	N	N	12042 SE 249TH PL
006	815576	0100	4/30/03	\$217,500	1540	0	7	2000	3	6142	N	N	11205 SE 240TH PL
006	815576	0090	5/20/03	\$210,000	1540	0	7	2000	3	5704	N	N	11211 SE 240TH PL
006	769785	0290	8/26/03	\$212,000	1540	0	7	1987	3	7200	N	N	25800 118TH PL SE
006	282205	9115	10/25/02	\$199,900	1540	0	7	2000	3	11980	N	N	26401 124TH AV SE
006	547011	0070	3/25/02	\$172,950	1540	0	7	1971	4	10837	N	N	14715 SE 262ND ST
006	769791	0340	10/21/02	\$224,950	1550	0	7	1990	3	7495	N	N	26227 121ST AV SE
006	546790	0310	3/7/02	\$216,000	1560	0	7	1975	4	12825	N	N	26317 144TH AV SE
006	216140	0050	5/10/02	\$189,000	1560	0	7	1959	3	9436	N	N	25637 109TH AV SE
006	769787	0320	8/8/02	\$217,500	1570	0	7	1986	3	7887	N	N	26213 119TH DR SE
006	547011	0200	7/23/03	\$191,000	1570	0	7	1976	4	10275	N	N	26103 147TH PL SE
006	769787	0470	8/12/03	\$187,000	1570	0	7	1986	3	7205	N	N	26216 119TH DR SE
006	405080	0030	10/16/03	\$373,000	1580	740	7	1975	3	5400	Y	Y	14426 SE 270TH PL
006	801623	0120	8/2/02	\$260,000	1590	580	7	1998	3	6873	N	N	13011 SE 261ST PL
006	179030	0390	3/5/02	\$243,000	1590	990	7	1981	4	15163	N	N	13238 SE 249TH ST
006	546790	0060	5/6/03	\$238,000	1600	1600	7	1965	3	12271	N	N	26207 143RD AV SE
006	541231	0450	5/15/03	\$226,000	1610	0	7	1983	3	9225	N	N	11938 SE 251ST ST
006	801625	0140	9/11/02	\$220,000	1610	0	7	1994	3	6732	N	N	26330 127TH AV SE
006	801625	0070	11/13/03	\$213,000	1610	0	7	1994	3	8501	N	N	26302 127TH AV SE
006	801625	0120	9/2/03	\$200,000	1610	0	7	1994	3	7521	N	N	26322 127TH AV SE
006	202205	9153	10/21/03	\$212,500	1620	0	7	1961	3	22374	N	N	24925 116TH AV SE
006	714020	0780	9/10/03	\$215,000	1640	0	7	1980	3	7000	N	N	25959 130TH PL SE
006	714020	0080	3/26/02	\$194,000	1640	0	7	1980	4	7360	N	N	13018 SE 259TH PL
006	714020	0860	12/27/02	\$194,000	1640	0	7	1980	4	7500	N	N	13027 SE 259TH PL
006	107960	0300	1/11/02	\$203,500	1640	480	7	1989	3	11520	N	N	25710 126TH AV SE
006	714020	0860	10/21/03	\$186,000	1640	0	7	1980	4	7500	N	N	13027 SE 259TH PL
006	541231	0020	10/16/03	\$189,000	1650	0	7	1984	3	7200	N	N	12011 SE 252ND PL
006	372880	0170	8/28/03	\$245,000	1660	0	7	1963	3	15600	N	N	14516 SE 266TH ST
006	546631	0190	5/1/02	\$175,000	1660	0	7	1983	3	3198	N	N	24809 144TH PL SE
006	546631	0480	9/24/03	\$164,950	1660	0	7	1983	3	2243	N	N	25015 144TH PL SE
006	107960	0280	8/7/02	\$235,000	1660	390	7	1978	4	14541	N	N	25726 126TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546630	0200	7/26/02	\$159,000	1660	0	7	1981	3	2258	N	N	24844 145TH LN SE
006	546631	0500	12/18/02	\$159,000	1660	0	7	1983	3	3154	N	N	25021 144TH PL SE
006	546631	0580	5/6/03	\$150,000	1660	0	7	1983	3	2417	N	N	25041 144TH PL SE
006	546631	0430	9/12/02	\$137,600	1660	0	7	1983	3	2168	N	N	24925 144TH PL SE
006	272205	9224	7/10/03	\$217,601	1670	0	7	1967	4	11970	N	N	14438 SE 260TH ST
006	769792	0020	7/9/03	\$219,500	1670	0	7	1990	3	7548	N	N	12105 SE 261ST CT
006	546790	0160	10/18/02	\$222,000	1670	0	7	1976	4	12825	N	N	26322 143RD AV SE
006	801625	0150	8/1/03	\$219,500	1680	0	7	1994	3	8086	N	N	26334 127TH AV SE
006	769786	0300	10/3/02	\$209,000	1680	0	7	1986	3	5760	N	N	11907 SE 260TH ST
006	769786	0200	3/21/02	\$207,300	1680	0	7	1986	3	7429	N	N	25924 119TH CT SE
006	769791	0210	7/22/03	\$225,000	1690	0	7	1990	3	7503	N	N	12113 SE 262ND CT
006	769791	0120	1/17/03	\$225,250	1700	0	7	1990	3	6730	N	N	12215 SE 263RD ST
006	029360	0090	5/6/03	\$207,500	1700	0	7	1988	3	7207	N	N	25018 119TH PL SE
006	372880	0205	11/24/03	\$227,000	1710	0	7	1958	3	15504	N	N	14405 SE 264TH ST
006	546630	0340	7/18/03	\$161,000	1720	0	7	1981	3	2994	N	N	24835 145TH LN SE
006	505790	0090	7/29/02	\$210,000	1720	0	7	2001	3	4575	N	N	13030 SE 264TH ST
006	210850	0140	8/12/02	\$239,000	1740	0	7	1994	3	8125	N	N	27107 136TH PL SE
006	505790	0080	1/21/02	\$228,000	1740	0	7	2001	3	4617	N	N	13032 SE 264TH ST
006	210850	0290	2/27/02	\$222,000	1740	0	7	1994	3	6960	N	N	26814 136TH PL SE
006	546630	0540	9/9/03	\$153,900	1740	0	7	1981	3	2376	N	N	25004 146TH AV SE
006	546630	0180	5/17/02	\$148,000	1740	0	7	1981	3	2390	N	N	24840 145TH LN SE
006	546630	0090	2/15/02	\$142,000	1740	0	7	1981	3	2225	N	N	24818 145TH LN SE
006	282205	9192	10/30/02	\$182,000	1750	0	7	1961	3	11475	N	N	25614 120TH PL SE
006	029360	0050	4/4/02	\$206,950	1760	0	7	1988	3	7207	N	N	25011 119TH PL SE
006	769791	0370	4/15/02	\$215,000	1770	0	7	1990	3	6700	N	N	12014 SE 263RD ST
006	546631	0030	11/14/03	\$177,450	1780	0	7	1983	3	2624	N	N	14424 SE 251ST PL
006	107960	0180	8/12/02	\$218,250	1780	0	7	1967	4	14157	N	N	12715 SE 258TH ST
006	505790	0120	8/9/02	\$230,000	1790	0	7	2000	3	4021	N	N	13018 SE 264TH PL
006	546630	0360	6/16/03	\$176,000	1820	0	7	1981	3	4179	N	N	24831 145TH LN SE
006	546630	0330	12/12/03	\$174,000	1820	0	7	1981	3	3503	N	N	24837 145TH LN SE
006	546630	0580	4/7/03	\$174,750	1820	0	7	1981	3	5219	N	N	25002 146TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546630	0100	1/16/02	\$155,000	1820	0	7	1981	3	2643	N	N	24820 145TH LN SE
006	282205	9207	10/2/03	\$277,000	1830	0	7	1956	4	35719	N	N	12715 SE 256TH ST
006	769792	0450	8/7/03	\$222,500	1830	0	7	1990	3	6136	N	N	26123 120TH PL SE
006	546675	0030	9/2/03	\$199,000	1850	0	7	1984	3	7263	N	N	27118 139TH PL SE
006	546675	0030	10/22/02	\$182,000	1850	0	7	1984	3	7263	N	N	27118 139TH PL SE
006	769791	0320	9/3/02	\$235,000	1860	0	7	1990	3	8791	N	N	26211 121ST AV SE
006	769791	0090	7/11/02	\$227,000	1860	0	7	1990	3	8129	N	N	26312 122ND CT SE
006	029360	0030	6/6/02	\$204,950	1860	0	7	1988	3	7207	N	N	25027 119TH PL SE
006	660079	0070	6/9/02	\$219,750	1870	0	7	1998	3	5703	N	N	24903 107TH AV SE
006	546631	0440	5/5/03	\$172,000	1880	0	7	1983	3	3049	N	N	24927 144TH PL SE
006	546631	0640	10/31/02	\$170,000	1880	0	7	1983	3	3458	N	N	25055 144TH PL SE
006	769792	0230	10/15/02	\$219,000	1880	0	7	1991	3	6384	N	N	12100 SE 260TH PL
006	505790	0190	9/3/02	\$251,500	1890	0	7	2002	3	4410	N	N	13025 SE 264TH ST
006	546631	0400	9/10/03	\$178,500	1900	0	7	1983	3	3049	N	N	24919 144TH PL SE
006	546631	0150	8/26/02	\$163,900	1900	0	7	1983	3	2772	N	N	24801 144TH PL SE
006	007400	0060	11/21/03	\$220,000	1900	0	7	1988	3	7313	N	N	25303 119TH PL SE
006	546631	0760	6/19/02	\$142,000	1900	0	7	1983	3	2742	N	N	14431 SE 251ST PL
006	107960	0010	3/11/03	\$190,000	1900	0	7	1969	4	12825	N	N	12435 SE 258TH ST
006	546800	0020	12/23/03	\$210,900	1920	0	7	1966	3	13685	N	N	26623 127TH AV SE
006	546630	0030	12/11/02	\$177,000	1940	0	7	1981	3	2369	N	N	24804 145TH LN SE
006	546630	0460	12/9/03	\$165,000	1940	0	7	1981	3	2569	N	N	24937 146TH AV SE
006	769791	0220	7/23/02	\$229,950	1940	0	7	1990	3	7549	N	N	12119 SE 262ND CT
006	546630	0490	3/25/03	\$155,400	1940	0	7	1981	3	3023	N	N	25001 145TH AV SE
006	546630	0010	1/24/03	\$150,000	1940	0	7	1981	3	3539	N	N	24800 145TH LN SE
006	660079	0010	12/11/03	\$222,000	1980	0	7	1998	3	7805	N	N	10615 SE 248TH ST
006	272205	9140	5/14/03	\$286,000	1980	0	7	1981	4	67954	N	N	25828 136TH AV SE
006	516800	0010	12/5/02	\$200,000	2000	0	7	1967	3	14588	N	N	13258 SE 266TH ST
006	776340	0040	6/13/03	\$224,500	2020	0	7	1958	4	12040	N	N	25724 135TH PL SE
006	769792	0430	8/22/03	\$228,000	2020	0	7	1990	3	5931	N	N	26115 120TH PL SE
006	179030	0010	11/25/02	\$220,000	2030	0	7	1980	4	10450	N	N	24909 132ND PL SE
006	769785	0400	12/23/03	\$219,950	2050	0	7	1987	3	7535	N	N	25602 118TH PL SE

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Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	801620	0060	6/25/02	\$230,000	2060	0	7	1911	5	16215	N	N	26234 131ST PL SE
006	282205	9091	11/16/02	\$224,950	2060	0	7	1930	4	7713	N	N	11710 SE 256TH PL
006	372880	0120	10/22/03	\$525,000	2070	0	7	1966	4	18848	Y	Y	14605 SE 266TH ST
006	769785	0300	4/23/03	\$215,000	2090	0	7	1985	3	7203	N	N	25720 118TH PL SE
006	107960	0190	10/28/02	\$226,550	2100	0	7	1968	4	12084	N	N	12716 SE 258TH ST
006	637900	0140	10/23/02	\$229,950	2130	0	7	1983	3	8439	N	N	11509 SE 256TH PL
006	212205	9055	5/2/02	\$244,000	2190	0	7	2001	3	5700	N	N	25520 122ND AV SE
006	815575	0050	9/9/02	\$254,000	2240	0	7	1998	3	7280	N	N	24104 113TH PL SE
006	386500	0050	11/25/02	\$226,000	2250	0	7	1984	3	10224	N	N	26611 135TH AV SE
006	505790	0070	8/20/02	\$259,950	2290	0	7	2002	3	4831	N	N	13102 SE 264TH ST
006	212205	9028	2/7/03	\$220,000	2310	0	7	2001	3	6070	N	N	25526 122ND PL SE
006	282205	9311	2/12/03	\$232,000	2320	0	7	1995	3	11640	N	N	11625 SE 256TH ST
006	212205	9198	2/19/02	\$260,000	2370	0	7	2001	3	6000	N	N	25507 122ND PL SE
006	212205	9200	3/12/02	\$258,000	2370	0	7	2001	3	5774	N	N	25515 122ND PL SE
006	058647	0370	3/13/02	\$262,000	2490	0	7	1999	3	5700	N	N	12931 SE 256TH PL
006	058647	0310	9/18/02	\$258,275	2720	0	7	1999	3	5700	N	N	12926 SE 256TH PL
006	058647	0210	5/30/03	\$289,000	3040	0	7	1999	3	6011	N	N	25710 130TH AV SE
006	382650	1340	3/28/03	\$230,000	1090	530	8	1978	4	10880	N	N	13002 SE 246TH ST
006	382650	1250	6/29/03	\$232,000	1160	750	8	1978	4	7350	N	N	12939 SE 246TH ST
006	382650	0620	6/18/02	\$220,000	1180	800	8	1978	4	7420	N	N	12947 SE 245TH ST
006	382650	1120	9/15/03	\$195,360	1190	530	8	1977	4	7350	N	N	13012 SE 247TH PL
006	382650	0560	8/21/03	\$208,000	1210	530	8	1978	3	8100	N	N	24515 131ST PL SE
006	382650	0170	4/23/03	\$228,000	1270	860	8	1978	4	8800	N	N	12928 SE 245TH ST
006	382650	0380	10/30/03	\$202,500	1280	570	8	1978	4	7350	N	N	12927 SE 247TH PL
006	546950	0120	3/6/02	\$255,000	1360	480	8	1978	4	12000	N	N	24103 135TH AV SE
006	546880	0020	7/2/03	\$236,000	1380	360	8	1986	3	9730	N	N	14328 SE 256TH PL
006	212205	9160	6/25/02	\$224,950	1380	810	8	1978	3	16788	Y	N	25122 124TH AV SE
006	382650	0230	1/18/02	\$209,950	1400	460	8	1978	4	8400	N	N	12826 SE 245TH ST
006	382650	0200	7/23/02	\$198,500	1400	370	8	1977	4	7500	N	N	12910 SE 245TH ST
006	546950	2950	11/11/02	\$255,000	1420	0	8	1971	4	14700	Y	N	13823 SE 251ST ST
006	382650	0460	9/10/02	\$225,000	1420	530	8	1977	4	13708	N	N	13041 SE 247TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	382650	0100	10/21/02	\$240,000	1440	830	8	1978	4	8400	N	N	24411 130TH PL SE
006	381470	0180	7/23/03	\$240,000	1500	400	8	1986	3	7140	N	N	12716 SE 254TH PL
006	381470	0060	8/14/02	\$259,990	1520	460	8	1988	4	7573	N	N	12719 SE 254TH PL
006	221500	0080	4/4/03	\$249,950	1530	320	8	1988	3	9205	N	N	14403 SE 256TH PL
006	546880	0070	9/26/02	\$264,950	1550	460	8	1986	5	8828	N	N	14302 SE 256TH PL
006	107960	0330	2/20/03	\$237,500	1550	480	8	1967	4	16263	N	N	12438 SE 258TH ST
006	418040	0090	7/16/03	\$230,000	1560	250	8	1966	4	10814	N	N	12235 SE 259TH PL
006	546950	1790	6/12/02	\$247,500	1580	0	8	1975	4	14706	N	N	14214 SE 243RD ST
006	133028	0010	7/17/03	\$219,950	1580	0	8	2003	3	6767	N	N	12626 266TH ST
006	133028	0140	8/18/03	\$219,950	1580	0	8	2003	3	5856	N	N	26618 126TH PL SE
006	382650	0700	2/11/03	\$234,000	1630	440	8	1978	3	8000	N	N	24532 129TH PL SE
006	501580	0010	7/8/03	\$230,000	1630	0	8	1996	3	7074	N	N	13709 SE 255TH PL
006	282205	9267	11/4/03	\$232,500	1690	1100	8	1967	3	10618	N	N	12453 SE 264TH ST
006	403050	0110	4/29/03	\$217,815	1700	0	8	1975	3	10125	N	N	13218 SE 261ST ST
006	546950	1090	6/23/03	\$345,000	1720	830	8	1974	4	16206	Y	N	24117 139TH AV SE
006	288797	0010	9/20/02	\$227,000	1720	0	8	1999	3	3582	N	N	13805 SE 255TH PL
006	329575	0730	9/18/02	\$213,500	1760	0	8	1998	3	6011	N	N	24322 117TH AV SE
006	133028	0120	7/21/03	\$234,000	1770	0	8	2003	3	6071	N	N	26621 126TH PL SE
006	133028	0020	6/6/03	\$234,950	1770	0	8	2003	3	6133	N	N	12618 SE 266TH ST
006	133028	0150	7/18/03	\$234,950	1770	0	8	2003	3	6064	N	N	12627 266TH ST
006	133028	0050	5/23/03	\$229,950	1770	0	8	2003	3	5717	N	N	26523 126TH PL SE
006	133028	0070	7/8/03	\$229,950	1770	0	8	2003	3	5866	N	N	12605 SE 266TH ST
006	133028	0080	6/26/03	\$229,950	1770	0	8	2003	3	5774	N	N	12607 SE 266TH ST
006	133028	0090	6/6/03	\$229,950	1770	0	8	2003	3	5728	N	N	12609 SE 266TH ST
006	133028	0110	7/8/03	\$229,950	1770	0	8	2003	3	5738	N	N	12619 SE 266TH ST
006	150970	0280	10/30/03	\$246,000	1790	0	8	2001	3	7981	N	N	24207 130TH AV SE
006	801620	0550	7/18/03	\$245,000	1790	0	8	1992	3	7000	N	N	12853 SE 262ND PL
006	801620	0560	10/24/02	\$232,000	1790	0	8	1991	3	6844	N	N	12871 SE 262ND PL
006	133029	0060	10/25/02	\$235,000	1790	0	8	1999	3	6261	N	N	26427 126TH PL SE
006	815577	0130	7/25/02	\$229,000	1790	0	8	2002	3	5787	N	N	24127 114TH PL SE
006	815577	0040	6/26/02	\$224,950	1790	0	8	2002	3	6766	N	N	24019 114TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	815577	0050	6/21/02	\$224,950	1790	0	8	2002	3	6769	N	N	24023 114TH PL SE
006	815577	0100	6/19/02	\$224,950	1790	0	8	2002	3	5763	N	N	24117 114TH PL SE
006	815577	0110	6/18/02	\$219,950	1790	0	8	2002	3	6447	N	N	24121 114TH PL SE
006	815577	0060	6/11/02	\$218,950	1790	0	8	2002	3	6771	N	N	24029 114TH PL SE
006	381470	0130	8/19/03	\$241,000	1800	0	8	1986	3	6500	N	N	25333 128TH AV SE
006	546950	1180	6/19/03	\$325,000	1840	910	8	1976	4	15450	N	N	24204 138TH AV SE
006	372880	0125	3/7/03	\$268,000	1860	0	8	2000	3	12474	N	N	14308 SE 266TH ST
006	660024	0050	6/28/02	\$240,000	1860	0	8	2000	3	6248	N	N	25325 122ND PL SE
006	382650	1110	5/20/02	\$205,500	1860	0	8	1978	4	9660	N	N	24640 130TH AV SE
006	221500	0170	4/1/03	\$265,000	1890	0	8	1989	3	9782	N	N	14406 SE 258TH PL
006	670590	0130	5/27/03	\$243,000	1890	0	8	1990	3	7296	N	N	13322 SE 263RD PL
006	546950	0260	6/4/03	\$329,400	1920	590	8	1977	3	19360	N	N	24264 133RD AV SE
006	546950	0260	6/4/02	\$295,000	1920	590	8	1977	3	19360	N	N	24264 133RD AV SE
006	382650	0890	3/18/03	\$212,450	1930	0	8	1977	4	7350	N	N	24530 128TH PL SE
006	670590	0070	5/10/02	\$236,900	1940	0	8	1990	3	8347	N	N	13309 SE 263RD PL
006	150970	0050	1/3/03	\$244,000	1960	0	8	2001	3	9898	N	N	24326 130TH AV SE
006	724810	0090	9/8/03	\$249,000	1960	0	8	2001	3	6208	N	N	12221 SE 258TH PL
006	783080	0337	9/4/03	\$253,000	1970	0	8	1997	3	12000	N	N	24429 106TH AV SE
006	815577	0080	7/18/02	\$234,950	1990	0	8	2002	3	6249	N	N	24105 114TH PL SE
006	815577	0120	7/19/02	\$233,950	1990	0	8	2002	3	5743	N	N	24125 114TH PL SE
006	546950	2560	9/3/02	\$279,000	1990	670	8	1976	4	15980	N	N	13459 SE 250TH CT
006	133028	0130	7/18/03	\$244,950	2000	0	8	2003	3	8060	N	N	26622 126TH PL SE
006	133028	0030	6/19/03	\$249,950	2000	0	8	2003	3	6218	N	N	26520 126TH PL SE
006	418040	0110	6/20/03	\$315,000	2020	1010	8	2003	3	6200	N	N	12236 SE 259TH ST
006	178670	0230	7/8/03	\$269,950	2030	0	8	1999	3	5158	N	N	13828 SE 254TH ST
006	815577	0090	6/28/02	\$233,950	2030	0	8	2002	3	5661	N	N	24113 114TH PL SE
006	073920	0010	6/30/03	\$256,000	2040	0	8	1999	3	9601	N	N	11230 SE 244TH ST
006	073920	0010	9/23/02	\$247,950	2040	0	8	1999	3	9601	N	N	11230 SE 244TH ST
006	801620	0570	8/21/02	\$229,950	2040	0	8	1991	3	7368	N	N	12877 SE 262ND PL
006	073920	0120	7/26/02	\$259,500	2050	0	8	1999	3	9563	N	N	24307 112TH AV SE
006	801620	0740	6/20/02	\$254,950	2050	0	8	1992	3	7000	N	N	13031 SE 263RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	801620	0710	7/9/03	\$258,000	2060	0	8	1993	3	7000	N	N	13011 SE 263RD PL
006	534400	0080	8/22/03	\$267,950	2060	0	8	2003	3	6110	N	N	25904 125TH PL SE
006	801620	0710	8/8/02	\$250,950	2060	0	8	1993	3	7000	N	N	13011 SE 263RD PL
006	534400	0180	6/5/03	\$259,950	2060	0	8	2003	3	5700	N	N	12416 SE 259TH ST
006	534400	0210	10/8/03	\$259,950	2060	0	8	2003	3	6140	N	N	12402 SE 259TH ST
006	381470	0410	11/5/03	\$252,000	2070	0	8	1989	3	6819	N	N	25238 127TH AV SE
006	073920	0090	9/25/03	\$262,500	2080	0	8	2000	3	12075	N	N	24221 112TH AV SE
006	418040	0080	12/9/02	\$259,950	2080	0	8	2003	3	6310	N	N	12233 SE 259TH PL
006	418040	0180	11/22/02	\$259,950	2080	0	8	2003	3	6708	N	N	12206 SE 259TH PL
006	418040	0150	1/20/03	\$256,000	2080	0	8	2003	3	5700	N	N	12220 SE 259TH PL
006	439703	0160	10/8/02	\$324,000	2110	0	8	1996	3	10107	Y	N	24110 145TH AV SE
006	209550	0090	1/3/03	\$266,627	2110	0	8	1997	3	4902	N	N	26279 125TH PL SE
006	221500	0180	9/17/02	\$273,000	2110	0	8	1988	4	9621	N	N	14412 SE 258TH PL
006	372880	0175	12/2/03	\$295,000	2120	0	8	1969	4	16128	N	N	14521 SE 264TH ST
006	743605	0190	2/20/03	\$263,000	2150	0	8	1995	3	7500	N	N	26115 126TH AV SE
006	107960	0060	8/26/03	\$255,000	2190	0	8	1969	4	12992	N	N	25839 126TH AV SE
006	801620	0010	10/10/03	\$256,000	2190	0	8	1991	3	7270	N	N	26260 131ST PL SE
006	801620	0230	2/7/02	\$252,450	2190	0	8	1991	3	7150	N	N	13028 SE 263RD PL
006	801620	0600	8/13/02	\$256,000	2190	0	8	1991	3	8496	N	N	26221 129TH AV SE
006	073920	0050	3/17/03	\$259,900	2190	0	8	1999	3	10132	N	N	24216 112TH AV SE
006	178670	0220	10/23/03	\$290,000	2210	0	8	1999	3	4881	N	N	13832 SE 254TH ST
006	534400	0140	6/25/03	\$309,950	2220	0	8	2003	3	5700	N	N	12508 SE 259TH ST
006	418040	0040	5/1/03	\$276,500	2230	0	8	2003	3	5757	N	N	12215 SE 259TH PL
006	534400	0030	7/9/03	\$274,950	2230	0	8	2003	3	5708	N	N	12505 SE 259TH ST
006	534400	0190	10/21/03	\$274,950	2230	0	8	2003	3	5700	N	N	12412 SE 259TH ST
006	534400	0070	11/4/03	\$272,950	2230	0	8	2003	3	6105	N	N	25906 SE 125TH PL
006	418040	0070	7/28/03	\$270,000	2230	0	8	2003	3	5910	N	N	12229 SE 259TH PL
006	418040	0170	4/24/03	\$274,950	2250	0	8	2003	3	5700	N	N	12210 SE 259TH PL
006	202205	9314	9/17/02	\$257,000	2250	0	8	1993	3	12000	N	N	24906 115TH AV SE
006	743605	0020	12/12/03	\$280,500	2260	0	8	1995	3	6600	N	N	26113 124TH PL SE
006	381470	0750	8/29/02	\$256,000	2260	0	8	1987	3	11405	N	N	12601 SE 255TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	743605	0070	12/22/03	\$265,000	2280	0	8	1995	3	6866	N	N	26130 124TH PL SE
006	439701	0370	11/18/02	\$310,000	2280	0	8	1997	3	9454	Y	N	24401 146TH PL SE
006	282205	9338	10/23/02	\$283,000	2290	0	8	2003	3	6989	N	N	25618 119TH PL SE
006	209550	0130	9/18/02	\$270,000	2290	0	8	1997	3	6307	N	N	26270 125TH PL SE
006	418040	0140	10/17/03	\$273,950	2290	0	8	2003	3	5700	N	N	12226 SE 259TH PL
006	150970	0130	3/25/03	\$272,750	2300	0	8	2001	3	6259	N	N	24212 130TH AV SE
006	150970	0080	9/24/03	\$269,950	2300	0	8	2001	3	7093	N	N	24312 130TH AV SE
006	329575	0650	11/13/02	\$260,000	2300	0	8	1999	3	6288	N	N	24301 118TH CT SE
006	221500	0030	10/30/03	\$257,000	2300	0	8	1988	3	11721	N	N	14414 SE 256TH PL
006	329575	0580	10/9/03	\$267,000	2310	0	8	1998	3	5481	N	N	24308 118TH AV SE
006	282205	9339	1/16/03	\$294,000	2320	0	8	2003	3	5750	N	N	25624 119TH PL SE
006	418040	0060	7/24/03	\$288,000	2330	0	8	2003	3	7610	N	N	12225 SE 259TH PL
006	743605	0200	6/26/03	\$274,900	2330	0	8	1997	3	6000	N	N	26127 126TH AV SE
006	743605	0040	12/20/02	\$266,950	2340	0	8	1995	3	8856	N	N	26121 124TH PL SE
006	801620	0690	3/19/02	\$271,700	2350	0	8	2001	3	8272	N	N	26333 130TH AV SE
006	272205	9185	5/1/03	\$411,000	2360	0	8	2000	3	81892	N	N	25919 140TH AV SE
006	381470	0330	2/25/03	\$231,000	2370	0	8	1989	3	7145	N	N	12711 SE 253RD CT
006	534400	0050	10/29/03	\$278,950	2410	0	8	2003	3	5724	N	N	25911 125TH PL SE
006	783080	0338	1/17/02	\$270,000	2420	0	8	1998	3	12068	N	N	24505 106TH AV SE
006	418040	0020	2/26/03	\$290,000	2440	0	8	2003	3	7048	N	N	12205 SE 259TH PL
006	381470	0720	11/14/02	\$304,500	2440	1350	8	1988	3	11730	N	N	25423 126TH AV SE
006	418040	0100	12/27/02	\$348,500	2460	0	8	2003	3	7055	N	N	12237 SE 259TH PL
006	743605	0150	9/30/03	\$292,000	2470	0	8	1997	3	6305	N	N	12517 SE 261ST ST
006	381470	0020	12/30/03	\$276,000	2480	0	8	1988	3	6630	N	N	25508 127TH AV SE
006	272205	9314	8/1/03	\$410,000	2490	0	8	2000	3	18100	N	N	25816 138TH AV SE
006	209550	0150	6/20/03	\$250,000	2500	0	8	1998	3	4981	N	N	26242 125TH PL SE
006	282205	9342	5/20/03	\$304,000	2510	0	8	2003	3	7017	N	N	25631 119TH PL SE
006	282205	9340	4/21/03	\$302,000	2510	0	8	2003	3	6606	N	N	25628 119TH PL SE
006	418040	0050	10/30/02	\$329,900	2520	0	8	2003	3	6311	N	N	12221 SE 259TH PL
006	372880	0080	8/13/02	\$675,000	2540	0	8	1984	4	12426	Y	Y	14427 SE 266TH ST
006	418040	0030	7/16/03	\$280,000	2580	0	8	2003	3	5757	N	N	12211 SE 259TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	329575	0080	4/15/03	\$284,950	2590	0	8	1998	3	6916	N	N	24518 119TH PL SE
006	801620	0620	9/17/03	\$279,990	2620	0	8	1993	3	7913	N	N	26229 129TH AV SE
006	801620	0070	1/17/03	\$269,500	2620	0	8	1992	3	13310	N	N	26230 131ST PL SE
006	546950	2820	2/19/03	\$310,000	2650	0	8	1977	4	12870	N	N	13507 SE 250TH ST
006	743605	0220	5/16/02	\$287,500	2690	0	8	1996	3	6010	N	N	26133 126TH AV SE
006	178670	0240	1/7/03	\$414,500	2870	1480	8	1999	3	7090	N	N	13904 SE 253RD PL
006	320485	0080	12/5/02	\$276,500	2870	0	8	2001	3	5981	N	N	11702 SE 252ND ST
006	202205	9176	6/17/02	\$280,000	2890	0	8	1997	3	10998	N	N	11223 SE 253RD PL
006	546950	2720	10/31/03	\$310,000	1440	1200	9	1975	4	13803	Y	N	13710 SE 251ST PL
006	546950	3200	1/30/03	\$299,000	1800	0	9	1977	4	15730	N	N	25521 142ND AV SE
006	321158	0080	8/28/02	\$270,000	1950	0	9	1988	4	10056	N	N	25250 134TH CT SE
006	321156	0030	6/24/03	\$280,000	2050	0	9	1988	3	12294	N	N	13217 SE 253RD PL
006	546791	0100	4/10/02	\$270,000	2140	0	9	1980	3	13216	N	N	26251 142ND AV SE
006	178671	0010	4/12/02	\$314,900	2170	0	9	2001	3	7611	N	N	25324 136TH AV SE
006	178671	0030	5/17/02	\$314,900	2170	0	9	2001	3	7600	N	N	23512 136TH AV SE
006	439701	0170	8/26/03	\$337,500	2180	0	9	1996	3	9800	N	N	14610 SE 247TH ST
006	546875	0160	12/4/03	\$275,000	2180	0	9	1991	3	10640	N	N	25523 139TH AV SE
006	546875	0120	7/16/03	\$271,500	2220	0	9	1990	3	6910	N	N	25425 139TH AV SE
006	546950	0710	2/1/02	\$330,000	2230	0	9	1983	4	13333	N	N	13805 SE 246TH ST
006	272205	9094	4/18/02	\$242,650	2280	0	9	1994	3	8799	N	N	27044 140TH LN SE
006	178671	0080	3/22/02	\$284,900	2300	0	9	2001	3	7600	N	N	25312 137th Av SE
006	439700	0300	2/21/03	\$310,000	2300	0	9	1992	3	17558	N	N	24410 147TH AV SE
006	546950	1340	10/23/02	\$344,000	2400	0	9	1972	4	14652	Y	N	14113 SE 243RD ST
006	150950	0170	11/11/02	\$280,000	2410	0	9	1992	3	10441	N	N	24020 129TH CT SE
006	150950	0210	7/29/03	\$307,000	2440	0	9	1993	3	9572	N	N	12814 SE 241ST ST
006	546950	0600	7/16/02	\$374,950	2480	0	9	1970	4	12350	N	N	24433 137TH AV SE
006	178670	0050	8/14/03	\$339,950	2490	0	9	1997	3	6249	Y	N	25302 139TH PL SE
006	178670	0050	7/8/02	\$327,000	2490	0	9	1997	3	6249	Y	N	25302 139TH PL SE
006	439701	0110	7/14/03	\$342,900	2490	0	9	1997	3	13878	Y	N	24625 145TH PL SE
006	439701	0110	4/2/02	\$337,950	2490	0	9	1997	3	13878	Y	N	24625 145TH PL SE
006	546791	0210	5/28/03	\$325,000	2500	0	9	1984	4	13095	N	N	26204 142ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546950	2290	7/28/03	\$344,450	2500	0	9	1988	3	18868	N	N	24723 132ND PL SE
006	546950	2010	9/29/03	\$355,000	2510	0	9	1977	4	13248	N	N	13912 SE 241ST ST
006	178671	0050	7/16/02	\$313,950	2520	0	9	2001	3	7615	N	N	25307 137TH AV SE
006	150950	0100	9/4/03	\$305,000	2580	0	9	1993	3	8100	N	N	24114 129TH AV SE
006	282205	9300	6/26/02	\$385,000	2590	0	9	2001	3	115434	N	N	12612 SE 261ST ST
006	439701	0480	8/8/03	\$344,300	2600	0	9	1994	3	10874	N	N	14624 SE 246TH PL
006	178670	0110	8/1/03	\$413,000	2620	1340	9	1995	3	6842	Y	N	13838 SE 252ND PL
006	439701	0520	3/4/02	\$362,500	2650	0	9	1996	3	9890	Y	N	14628 SE 245TH CT
006	439701	0020	4/17/02	\$350,000	2670	0	9	1993	3	10772	Y	N	24321 145TH PL SE
006	178670	0080	12/31/02	\$385,000	2700	0	9	1999	3	6769	N	N	25230 139TH PL SE
006	150950	0060	3/15/02	\$299,950	2720	0	9	1992	3	8666	N	N	24224 129TH AV SE
006	546950	2130	9/16/02	\$348,750	2760	0	9	1977	4	13600	N	N	24016 138TH AV SE
006	546875	0130	6/16/03	\$309,950	2790	0	9	1990	3	6921	N	N	25507 139TH AV SE
006	439701	0310	10/1/02	\$329,000	2800	0	9	1995	3	11492	N	N	24324 145TH PL SE
006	439702	0020	10/23/02	\$399,900	2810	0	9	1995	3	16932	N	N	24700 144TH AV SE
006	150950	0410	6/6/02	\$338,500	2840	0	9	1992	3	11055	N	N	12812 SE 243RD ST
006	178670	0330	2/12/03	\$317,000	2850	0	9	1996	3	8174	N	N	13839 SE 252ND PL
006	178670	0170	4/30/03	\$372,000	3060	0	9	1996	3	11154	Y	N	25227 138TH PL SE
006	546950	0900	8/19/03	\$459,000	3080	0	9	1986	4	15100	N	N	24339 140TH AV SE
006	439701	0300	9/26/02	\$337,950	3080	0	9	1993	3	10646	N	N	24332 145TH PL SE
006	439701	0120	2/12/03	\$340,000	3140	0	9	1996	3	11050	N	N	24710 145TH PL SE
006	321159	0110	2/5/02	\$380,000	3270	0	9	1994	3	11579	N	N	13709 SE 244TH CT
006	546950	0250	6/23/03	\$465,000	3280	0	9	1988	4	14000	N	N	13306 SE 243RD PL
006	546950	0250	4/15/02	\$399,000	3280	0	9	1988	4	14000	N	N	13306 SE 243RD PL
006	546950	1670	3/5/03	\$545,000	3600	0	9	1989	4	16380	N	N	24623 144TH AV SE
006	546950	2980	9/23/03	\$468,000	3180	0	10	1986	4	17825	N	N	25109 142ND AV SE
006	546950	1420	5/12/03	\$565,000	3860	0	10	1985	4	14484	N	N	24525 142ND AV SE

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	000660	0004	11/15/03	\$222,900	ImpCount
005	000660	0031	2/1/02	\$139,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	027370	0045	4/11/03	\$180,000	QUESTIONABLE PER APPRAISAL
005	132204	9023	12/23/03	\$53,847	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
005	132204	9137	4/14/03	\$175,000	FORCED SALE
005	133230	0070	5/15/03	\$78,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
005	133230	0340	9/9/02	\$76,000	DORRatio
005	155280	0030	4/18/03	\$236,000	QUESTIONABLE PER APPRAISAL
005	155280	0180	9/11/03	\$54,158	QUIT CLAIM DEED;
005	155280	0250	7/19/02	\$190,000	Obsol
005	159860	0180	8/5/02	\$184,000	RELOCATION - SALE TO SERVICE
005	159860	0231	7/28/03	\$420,000	ImpCount
005	159860	0270	11/27/02	\$250,000	MULTI-PARCEL SALE
005	159860	0300	4/26/02	\$260,000	Diagnostic Outlier
005	161200	0135	12/26/02	\$194,345	FORCED SALE
005	161200	0320	6/25/03	\$209,500	Diagnostic Outlier
005	161200	0400	10/21/02	\$140,400	IMP. CHARACTERISTICS CHANGED SINCE SALE; S
005	161250	0003	4/24/03	\$126,937	FORCED SALE
005	161250	0065	3/28/03	\$152,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	161250	0090	4/23/02	\$167,000	PARTIAL INTEREST (103, 102, Etc.)
005	176510	0025	6/28/02	\$140,000	Obsol
005	182205	9069	3/15/02	\$83,400	QUIT CLAIM DEED
005	182205	9102	8/19/03	\$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	185860	0025	4/24/02	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	186390	0035	9/12/02	\$125,204	NON-REPRESENTATIVE SALE
005	186390	0225	12/2/02	\$1,000	\$1,000 SALE OR LESS DORRatio
005	192205	9136	11/20/03	\$205,500	MULTI-PARCEL SALE
005	192205	9138	1/31/02	\$112,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	192205	9216	10/6/02	\$91,500	QUIT CLAIM DEED;
005	192205	9235	5/27/03	\$500	DORRatio
005	192205	9331	6/18/03	\$415,000	Diagnostic Outlier
005	192205	9331	6/27/02	\$75,000	DORRatio
005	192205	9420	10/18/02	\$187,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	245900	0040	7/1/02	\$470,000	SEGREGATION AND/OR MERGER
005	266200	0150	12/12/02	\$156,000	NON-REPRESENTATIVE SALE
005	292205	9049	4/1/03	\$107,000	Diagnostic Outlier
005	315910	0020	8/9/02	\$148,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	330800	0040	2/15/02	\$174,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	330801	0100	9/16/03	\$262,950	Diagnostic Outlier
005	330802	0030	2/21/03	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	337580	0210	6/9/03	\$74,231	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	383080	0020	8/15/02	\$258,850	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	383215	0050	8/26/03	\$249,950	Diagnostic Outlier
005	435910	0050	11/11/02	\$141,500	GOVERNMENT AGENCY
005	435910	0070	5/10/02	\$239,990	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	436960	0055	10/8/02	\$62,479	QUIT CLAIM DEED DORRatio
005	500380	0060	4/3/02	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	500380	0162	5/23/02	\$128,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	500380	0220	9/18/03	\$150,000	Diagnostic Outlier
005	516370	0095	9/11/02	\$137,555	GOVERNMENT AGENCY; FORCED SALE
005	547850	0280	5/22/02	\$169,000	FORCED SALE
005	553980	0055	3/8/02	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	614660	0105	1/27/03	\$121,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	614660	0120	8/20/02	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	614660	0150	7/25/02	\$130,050	GOVERNMENT AGENCY
005	614660	0255	5/13/03	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	614660	0280	11/20/03	\$189,950	QUESTIONABLE PER APPRAISAL
005	614660	0290	6/23/03	\$163,000	ImpCount
005	614660	0360	11/19/02	\$140,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
005	614660	0451	3/11/02	\$148,500	Obsol
005	614660	0535	11/18/02	\$133,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	614660	0555	11/22/02	\$122,000	UnFinArea
005	614660	0555	11/22/02	\$122,000	UnFinArea
005	614760	0040	7/19/02	\$153,867	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	614760	0255	5/15/03	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR UnFinArea
005	638630	0050	5/8/02	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	638630	0150	7/18/02	\$187,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; I
005	755740	0055	1/29/03	\$172,500	Diagnostic Outlier
005	775780	0300	11/6/03	\$234,500	Diagnostic Outlier
005	783080	0251	1/29/02	\$129,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	803520	0130	9/27/02	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	803520	0160	3/6/02	\$63,925	PARTIAL INTEREST (103, 102, Etc.);
005	866250	0050	5/13/02	\$232,000	RELOCATION - SALE TO SERVICE
005	914710	0010	5/31/02	\$111,186	FORCED SALE
005	914710	0010	1/8/03	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	914900	0200	8/2/02	\$215,021	QUIT CLAIM DEED;
005	918370	1565	5/20/02	\$140,275	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	918370	1865	11/6/02	\$163,000	TENANT Obsol
005	918370	2120	3/11/02	\$200,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	918370	2315	12/18/03	\$142,000	QUESTIONABLE PER APPRAISAL
005	918370	3155	5/16/03	\$162,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	918370	3377	10/29/02	\$152,600	RELATED PARTY, FRIEND, OR NEIGHBOR
005	919710	0090	9/22/03	\$75,000	QUIT CLAIM DEED;
005	919710	0265	11/3/03	\$62,057	QUIT CLAIM DEED;
005	919710	0361	9/23/03	\$154,000	UnFinArea
005	919710	0374	6/24/03	\$26,707	PARTIAL INTEREST (103, 102, Etc.);
006	007400	0050	8/15/03	\$212,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	058647	0020	9/10/03	\$115,395	QUIT CLAIM DEED;
006	058647	0130	3/12/02	\$107,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	058647	0170	3/21/03	\$119,500	PARTIAL INTEREST (103, 102, Etc.) DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	058647	0350	5/22/02	\$241,900	FORCED SALE
006	107960	0280	8/1/02	\$235,000	RELOCATION - SALE TO SERVICE
006	133029	0100	5/2/03	\$250,000	RELOCATION - SALE BY SERVICE
006	133029	0100	5/2/03	\$250,000	RELOCATION - SALE TO SERVICE
006	150950	0340	7/31/03	\$285,000	RELOCATION - SALE BY SERVICE
006	150950	0340	7/31/03	\$285,000	RELOCATION - SALE TO SERVICE
006	150970	0070	12/4/02	\$72,000	QUIT CLAIM DEED DORRatio
006	178670	0330	6/11/02	\$317,000	RELOCATION - SALE TO SERVICE
006	179030	0380	3/17/03	\$45,000	DORRatio
006	202205	9083	12/8/03	\$475,000	QUESTIONABLE PER APPRAISAL
006	202205	9139	3/20/03	\$20,000	DORRatio
006	202205	9151	1/25/02	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	209550	0100	3/26/03	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	209550	0250	3/22/02	\$106,500	QUIT CLAIM DEED;
006	212205	9023	7/8/02	\$104,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	212205	9073	11/18/03	\$585,000	QUESTIONABLE PER APPRAISAL
006	212205	9075	7/24/02	\$210,000	Diagnostic Outlier
006	212205	9085	3/21/02	\$100,000	DORRatio
006	212205	9194	1/29/03	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212205	9195	1/27/03	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	216140	0090	2/20/02	\$167,631	BANKRUPTCY - RECEIVER OR TRUSTEE
006	221291	0550	8/8/02	\$1,993,629	CORPORATE AFFILIATES; FORCED SALE DORRatio
006	221291	0550	12/11/02	\$134,900	SECURING OF DEBT
006	221500	0140	7/17/03	\$315,000	Diagnostic Outlier
006	221500	0240	9/17/02	\$98,500	QUIT CLAIM DEED;
006	232205	9007	11/3/03	\$170,000	DORRatio
006	272205	9049	5/20/02	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	272205	9073	9/15/03	\$305,340	QUESTIONABLE PER APPRAISAL
006	272205	9105	6/17/03	\$252,000	No Representation
006	272205	9108	12/22/03	\$437,000	No Representation
006	272205	9253	6/11/03	\$495,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	272205	9256	9/9/03	\$1,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	272205	9315	12/16/02	\$69,356	QUIT CLAIM DEED;
006	282205	9111	6/17/02	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	282205	9112	1/25/02	\$41,000	QUIT CLAIM DEED;
006	282205	9115	10/25/02	\$199,900	NO MARKET EXPOSURE
006	282205	9195	10/22/03	\$165,000	Diagnostic Outlier
006	282205	9199	11/10/03	\$205,999	Diagnostic Outlier
006	282205	9282	10/2/02	\$97,500	QUIT CLAIM DEED DORRatio
006	282205	9319	6/7/02	\$170,768	QUIT CLAIM DEED
006	282205	9341	6/27/03	\$294,500	%Compl ActivePermitBeforeSale>25K
006	282205	9347	10/28/03	\$299,950	ActivePermitBeforeSale>25K
006	292205	9132	2/8/02	\$257,000	Diagnostic Outlier
006	329575	0420	9/6/02	\$82,185	QUIT CLAIM DEED DORRatio
006	329575	0510	9/2/03	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	351200	0100	4/1/03	\$186,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	351210	0070	4/22/02	\$131,000	EXEMPT FROM EXCISE TAX
006	382650	0780	4/4/02	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	383020	0010	4/21/02	\$139,080	QUIT CLAIM DEED;
006	383021	0780	5/16/03	\$37,594	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	386500	0070	12/15/03	\$217,100	RELOCATION - SALE BY SERVICE
006	386500	0070	12/15/03	\$217,100	RELOCATION - SALE TO SERVICE
006	403050	0181	1/27/03	\$675,000	RELOCATION - SALE BY SERVICE
006	403050	0181	1/27/03	\$675,000	RELOCATION - SALE TO SERVICE
006	405110	0010	6/24/03	\$169,329	BANKRUPTCY - RECEIVER OR TRUSTEE
006	405110	0290	11/19/02	\$173,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	405110	0290	3/11/02	\$150,700	FORCED SALE
006	405111	0180	2/13/02	\$181,000	Diagnostic Outlier
006	405111	0200	1/29/02	\$161,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	405130	0090	3/13/02	\$137,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	405130	0180	4/17/03	\$5,152	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	405130	0180	6/24/03	\$2,446	PARTIAL INTEREST (103, 102, Etc.);
006	405130	0180	10/22/02	\$5,196	QUIT CLAIM DEED;
006	405130	0180	11/21/02	\$5,196	QUIT CLAIM DEED;
006	405130	0180	12/11/02	\$5,196	QUIT CLAIM DEED;
006	405130	0180	2/21/03	\$5,152	QUIT CLAIM DEED;
006	405130	0180	3/27/03	\$5,152	QUIT CLAIM DEED;
006	405130	0180	1/15/03	\$5,146	QUIT CLAIM DEED;
006	405130	0180	5/16/03	\$2,446	QUIT CLAIM DEED;
006	418040	0010	6/19/02	\$84,000	BUILDER OR DEVELOPER SALES UnFinArea DORRatio
006	418040	0010	4/15/03	\$285,950	UnFinArea
006	418040	0020	6/19/02	\$84,000	BUILDER OR DEVELOPER SALES DORRatio
006	418040	0030	6/19/02	\$84,000	BUILDER OR DEVELOPER SALES DORRatio
006	418040	0050	6/17/02	\$84,000	BUILDER OR DEVELOPER SALES DORRatio
006	418040	0060	6/17/02	\$84,000	BUILDER OR DEVELOPER SALES DORRatio
006	418040	0110	6/19/02	\$84,000	BUILDER OR DEVELOPER SALES DORRatio
006	439700	0300	11/4/02	\$247,501	NON-REPRESENTATIVE SALE
006	439701	0110	2/8/02	\$337,950	RELOCATION - SALE TO SERVICE
006	439701	0300	9/26/02	\$337,950	RELOCATION - SALE TO SERVICE
006	439701	0370	6/18/02	\$310,000	RELOCATION - SALE TO SERVICE
006	439703	0090	3/26/02	\$291,300	RELATED PARTY, FRIEND, OR NEIGHBOR
006	534400	0020	5/19/03	\$167,700	Sale does not match data
006	534400	0150	1/31/03	\$158,000	Diagnostic Outlier
006	541230	0290	7/30/02	\$170,000	Diagnostic Outlier
006	541231	0030	3/21/03	\$218,000	RELOCATION - SALE BY SERVICE
006	541231	0030	2/24/03	\$218,000	RELOCATION - SALE TO SERVICE
006	546630	0160	5/22/03	\$168,950	RELOCATION - SALE BY SERVICE
006	546630	0160	3/19/03	\$168,950	RELOCATION - SALE TO SERVICE
006	546630	0320	4/2/02	\$157,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546630	0330	1/22/02	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	546631	0400	9/10/03	\$178,500	RELOCATION - SALE TO SERVICE
006	546800	0080	11/7/02	\$168,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
006	546950	0030	11/14/02	\$599,999	Diagnostic Outlier
006	546950	0130	6/10/02	\$257,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	546950	0260	5/24/03	\$329,400	RELOCATION - SALE TO SERVICE
006	546950	0430	7/30/03	\$460,000	Diagnostic Outlier
006	546950	0860	4/8/03	\$433,000	diagnostic outlier
006	546950	1740	10/4/02	\$119,118	QUIT CLAIM DEED DORRatio
006	546950	1810	4/16/03	\$550,000	Diagnostic Outlier
006	546950	2110	5/29/02	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	546950	2170	10/8/02	\$318,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	546950	2220	6/4/02	\$279,000	Diagnostic Outlier
006	546950	2560	4/25/02	\$285,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	546950	2720	4/2/02	\$280,500	Diagnostic Outlier
006	546950	2890	8/7/02	\$515,000	Diagnostic Outlier
006	546950	3000	1/24/02	\$290,000	Diagnostic Outlier
006	546950	3020	7/3/03	\$539,950	ActivePermitBeforeSale>25K
006	546950	3020	11/8/02	\$145,000	DORRatio ActivePermitBeforeSale>25K
006	546950	3060	1/16/02	\$268,000	Diagnostic Outlier
006	546950	3340	4/15/03	\$455,000	Diagnostic Outlier
006	660079	0210	10/24/02	\$90,171	QUIT CLAIM DEED DORRatio
006	670590	0170	10/5/02	\$167,000	FULFILLMENT OF CONTRACT DEED
006	714020	0250	8/26/03	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	724810	0120	12/28/02	\$120,718	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	743605	0040	11/5/02	\$266,950	RELOCATION - SALE TO SERVICE
006	743605	0070	12/22/03	\$265,000	RELOCATION - SALE TO SERVICE
006	769786	0200	3/6/02	\$207,300	RELOCATION - SALE TO SERVICE
006	769787	0270	2/22/02	\$55,250	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	769787	0440	10/21/02	\$168,000	NON-REPRESENTATIVE SALE
006	769787	0940	2/13/02	\$103,428	PARTIAL INTEREST (103, 102, Etc.) DORRatio
006	769791	0390	8/28/02	\$185,000	NON-REPRESENTATIVE SALE
006	769792	0400	8/26/03	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	776340	0005	11/5/03	\$40,000	DORRatio
006	783080	0091	6/20/03	\$20,000	DORRatio
006	801620	0470	12/5/03	\$236,000	RELOCATION - SALE BY SERVICE
006	801620	0470	11/18/03	\$236,000	RELOCATION - SALE TO SERVICE
006	801623	0060	6/13/03	\$233,750	BANKRUPTCY - RECEIVER OR TRUSTEE
006	801626	0040	4/9/03	\$271,400	RELOCATION - SALE BY SERVICE
006	801626	0040	4/9/03	\$271,400	RELOCATION - SALE TO SERVICE
006	815575	0120	4/3/02	\$228,999	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	880100	0030	4/24/03	\$31,856	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	945420	0040	2/4/02	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5	192205	9165	10/30/03	\$117,000	27007	Y	N
5	192205	9375	10/06/03	\$181,000	85813	N	N
5	383080	0110	08/15/02	\$75,000	11592	N	N
5	553980	0033	10/24/03	\$82,000	7200	N	N
5	804700	0020	04/26/02	\$82,500	5883	N	N
5	804700	0030	04/26/02	\$82,500	5708	N	N
5	804700	0040	04/26/02	\$82,500	6123	N	N
5	804700	0080	02/20/02	\$82,500	6102	N	N
5	804700	0090	02/20/02	\$82,500	6161	N	N
5	804700	0100	06/13/02	\$78,500	6403	N	N
5	804700	0110	06/13/02	\$78,500	5862	N	N
5	804700	0120	06/17/02	\$75,000	6496	N	N
5	917960	0370	12/08/03	\$78,500	4000	N	N
6	113760	0011	10/14/03	\$90,000	8255	N	N
6	113760	0061	12/12/02	\$75,000	8534	N	N
6	202205	9293	04/28/03	\$90,000	13910	N	N
6	222205	9046	05/10/02	\$70,000	35661	N	N
6	222205	9046	04/28/03	\$100,000	35661	N	N
6	282205	9238	10/22/02	\$176,000	84020	N	N
6	202205	9293	04/28/03	\$90,000	13910	N	N
6	282205	9354	11/06/03	\$98,950	7169	N	N
6	372880	0155	08/04/03	\$105,000	14700	N	N
6	534400	0130	09/12/03	\$305,650	5931	N	N
6	418040	0160	09/08/03	\$112,727	5700	N	N
5	383100	0020	09/29/03	\$82,000	8800	Y	N
6	534400	0130	02/28/03	\$85,500	5931	N	N
6	534400	0130	09/12/03	\$305,650	5931	N	N
6	534400	0040	10/14/03	\$263,480	3505	N	N
6	546800	0060	09/23/03	\$57,500	13360	N	N
6	202205	9293	10/29/03	\$318,300	13910	N	N
6	546800	0175	03/31/03	\$75,000	7161	N	N
6	547010	0420	02/11/03	\$60,000	10124	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	185860	0024	04/24/02	\$180,000	SEGREGATION AND/OR MERGER;
5	383100	0020	09/29/03	\$82,000	QUESTIONABLE PER APPRAISAL;
5	614660	0285	11/20/03	\$189,950	QUESTIONABLE PER APPRAISAL;
6	202205	9293	11/12/02	\$40,000	NON-REPRESENTATIVE SALE;
6	212205	9133	01/10/02	\$205,000	GOVERNMENT AGENCY;
6	212205	9175	07/22/03	\$253,295	QUIT CLAIM DEED;
6	222205	9049	07/25/02	\$260,000	TEAR DOWN;
6	272205	9001	05/15/03	\$9,144	QUIT CLAIM DEED; AND OTHER WARNINGS;
6	534400	0040	10/14/03	\$263,480	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	534400	0110	08/06/03	\$308,000	QUESTIONABLE PER APPRAISAL;



King County
Department of Assessments
King County Administration Bldg.
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr